

Lakehaven
Community Development District

Meeting Agenda

October 28, 2026

AGENDA

Lakehaven

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

October 21, 2026

Board of Supervisors
Lakehaven Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Lakehaven Community Development District will be held **Wednesday, October 28, 2026 at 2:00 p.m., or shortly thereafter as reasonably possible, at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the September 23, 2026 Meeting
4. Consideration of Resolution 2027-01 Amending the Fiscal Year 2026 Budget
5. Ratification of Assignment of Maintenance Agreement between Lake County, Florida and Pulte Home Company, LLC for Lakehaven Estates – Schofield Roundabout Landscape, Hardscape, Lighting
6. Ratification of Assignment of Plat Dedication
7. Ratification of License Agreement for Use and Maintenance with Pulte Home Company, LLC and Del Webb at Lakehaven HOA, Inc.
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Requests #19 - #23
 - D. Field Manager's Report
9. Other Business
10. Supervisor's Requests
11. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

George S. Flint

George S. Flint
District Manager

Cc: Tucker Mackie, District Counsel
John Powell, District Engineer
Steve Sanford, Bond Counsel
Jon Kessler, Underwriter
Scott Schuhle, Trustee

Enclosures

MINUTES

MINUTES OF MEETING
LAKEHAVEN
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Lakehaven Community Development District was held on Wednesday, September 23, 2026, at 2:00 p.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum were:

Maleia Smiferguso	Chairperson
Bernard Sullivan	Assistant Secretary
Richard Jerman	Assistant Secretary
Dan Edwards	Assistant Secretary

Also present were:

George Flint	District Manager
Ryan Dugan <i>by phone</i>	District Counsel
John Prowell <i>by phone</i>	District Engineer
Ashley Hilyard	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Four Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint noted there were no members of the public participating in the meeting today.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 26, 2026 Board of Supervisors Meeting and Acceptance of Minutes of the August 26, 2026 Audit Committee Meeting

Mr. Flint presented the August 26, 2026 Board of Supervisor meeting minutes and the August 26, 2026 Audit Committee meeting minutes and asked for any comments or corrections.

On MOTION by Mr. Jerman, seconded by Mr. Sullivan, with all in favor, the Minutes of the August 26, 2026 Board of Supervisors Meeting were approved as presented, and the Minutes of the August 26, 2026 Audit Committee Meeting, were accepted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-16 Adopting a Policy Governing the Operation of Golf Carts and Low-Speed Vehicles

Mr. Flint stated that the Board had discussed the golf cart and low-speed vehicle policy, which had been postponed because attachments were missing. The updated package included the Engineer's recommendation and a map showing where golf carts were prohibited, including sidewalks, trails, and county roads outside the community. Mr. Dugan explained that the policy followed Florida law and that signage proposals would be discussed later in the meeting.

On MOTION by Ms. Smiferguso, seconded by Mr. Sullivan, with all in favor, Resolution 2026-16 Adopting a Policy Governing the Operations of Golf Carts and Low Speed Vehicles, was approved.

FIFTH ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2026-17 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations

Mr. Flint explained that the Fiscal Year 2027 budget hearing had been scheduled to meet the required deadlines following the District's formation. He asked for a motion to open the public hearing.

On MOTION by Mr. Edwards, seconded by Mr. Sullivan, with all in favor, the Public Hearing was opened.

Mr. Flint stated that there were no members of the public present to provide comment.

On MOTION by Mr. Jerman, seconded by Mr. Edwards, with all in favor, Public Hearing was closed.

Mr. Flint reviewed Resolution 2026-17 and offered to answer any Board questions on the Fiscal Year 2027 budget.

On MOTION by Mr. Sullivan, seconded by Ms. Smiferguso, with all in favor, Resolution 2026-17 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2026-18 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint asked for a motion to open the public hearing.

On MOTION by Mr. Edwards, seconded by Mr. Sullivan, in favor, the Public Hearing was opened.

Mr. Flint stated that no members of the public were present to comment.

On MOTION by Mr. Jerman, seconded by Mr. Edwards, with all in favor, the Public Hearing was closed.

Mr. Flint reviewed Resolution 2026-18, imposing the assessments to fund the approved budget. The budget and assessment roll were included as exhibits.

On MOTION by Ms. Smiferguso, seconded by Mr. Sullivan, with all in favor, Resolution 2026-18 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Fiscal Year 2027 Deficit Funding Agreement

Mr. Dugan reviewed the Fiscal Year 2027 deficit funding agreement, which included a \$76,071 developer contribution to cover administrative costs for areas that would remain undeveloped during the year. The developer agreed to cover any shortfall after assessment revenue was spent.

On MOTION by Mr. Sullivan, seconded by Ms. Smiferguso, with all in favor, the Fiscal Year 2027 Deficit Funding Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2026 & Addendum to Auditor Engagement Letter

Mr. Flint reviewed the auditing services agreement with Grau & Associates and the engagement letter addendum. Mr. Dugan said he had prepared the standard addendum and believed the auditor had reviewed it.

On MOTION by Mr. Sullivan, seconded by Ms. Smiferguso, with all in favor, the Agreement with Grau & Associates to Provide Auditing Series for the Fiscal Year 2026 & Addendum to Auditor Engagement Letter, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Dugan stated he had nothing further to report. He noted that he was working with the District Engineer on the boundary expansion petition and hoped to file it in early October.

B. Engineer

Mr. Prowell stated that he had the same update and had sent over some materials. He asked the Board to let him know if they had any questions.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint stated that the unaudited financials through August 31, 2026 were included in the agenda package. No Board action was needed, and there were no questions.

ii. Ratification of Funding Requests #17 – #18

Mr. Flint reviewed funding requests #17 and #18, which had been sent to the developer under the Fiscal Year 2026 funding agreement. There were no questions or further discussion.

On MOTION by Mr. Sullivan, seconded by Ms. Smiferguso, with all in favor, Funding Requests #17 - #18, were ratified.

D. Field Manager's Report

i. Consideration of Updated Landscape Maintenance Fee Schedule for Inclusion of Phase 2 Spine Road – Added

Ms. Hilyard reported that routine landscape and fountain maintenance continued, and palm pruning was scheduled for the week of October 5th. The signage proposal was deferred until staff could review the style and proposal with the developer. The Board unanimously approved adding the Phase Two spine road to United Landscape's maintenance agreement for \$23,699 annually,

bringing the total to \$173,424, within the \$175,000 Fiscal Year 2027 budget. Ms. Hilyard noted that future maintenance of the Schofield Road roundabout could also fit within the budget. Mr. Dugan agreed to work with Ms. Hilyard to update the agreement.

On MOTION by Ms. Smiferguso, seconded by Mr. Jerman, with all in favor, the Updated Landscape Maintenance Fee Schedule for Inclusion of Phase 2 Spine Road – Added, was approved.

ii. Consideration of Proposals (2) for Golf Cart Signage Installation – Added

Ms. Hilyard stated that the golf cart signage proposal was deferred so staff could coordinate with Malaya and Pulte. It was noted that Cook Road would be paved as part of Phase Three, but its speed limit still needed to be confirmed. The Board discussed registration requirements for golf carts and low-speed vehicles and how those requirements affected roadway use. Mr. Dugan agreed to confirm the requirements, and members requested that the signage wording be reviewed to avoid confusion about which vehicles could use Cook Road.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Flint asked the Board for a motion to adjourn.

On MOTION by Ms. Smiferguso, seconded by Mr. Sullivan, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

*This item will be provided under
separate cover*

SECTION V

This instrument was prepared by:

Ryan J. Dugan, Esq.
Kutak Rock LLP
107 W College Avenue
Tallahassee, Florida 32301

**ASSIGNMENT OF MAINTENANCE AGREEMENT BETWEEN LAKE COUNTY, FLORIDA AND
PULTE HOME COMPANY, LLC FOR LAKEHAVEN ESTATES – SCHOFIELD ROUNDABOUT
LANDSCAPE, HARDSCAPE, LIGHTING**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed by all the parties hereto, Pulte Home Company, LLC (“**Assignor**”) does hereby transfer, assign and convey unto Lakehaven Community Development District (“**District**” or “**Assignee**”), all of the rights, interests, benefits, privileges, and obligations of Assignor under that certain *Maintenance Agreement Between Lake County, Florida and Pulte Home Company, LLC for Lakehaven Estates – Schofield Roundabout Landscape, Hardscape, Lighting* (“**Agreement**”), by and between Assignor and Lake County, Florida (“**County**”), and relating to the maintenance of the roundabout improvements as part of the District’s capital improvement program.

In accordance with Section 15 of the Agreement, Assignee shall provide a copy of this executed *Assignment of Maintenance Agreement* to the County.

[SIGNATURES ON FOLLOWING PAGES]

[SIGNATURE PAGE TO ASSIGNMENT OF MAINTENANCE AGREEMENT]

Executed in multiple counterparts to be effective the 1st day of September, 2026.

WITNESS**PULTE HOME COMPANY, LLC**

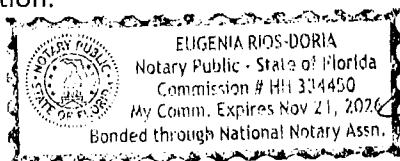
By: [Signature]
Name: Christopher Anderson
Address: 4901 Vineland Rd Ste 500
Orlando FL 32811

By: [Signature]
Name: Maëlia Sm: Gerguso
Title: Director

By: [Signature]
Name: Hannah Rose
Address: 4901 Vineland Rd STE 500
Orlando FL 32811

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of SEPTEMBER, 2026, by MAELIA SM: GERGUSO, as DIRECTOR, of Pulte Home Company, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
Name: EUGENIA RIOS-DORIA
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

[CONTINUED ON FOLLOWING PAGE]

[SIGNATURE PAGE TO ASSIGNMENT OF MAINTENANCE AGREEMENT]

WITNESS

LAKEHAVEN COMMUNITY DEVELOPMENT
DISTRICT

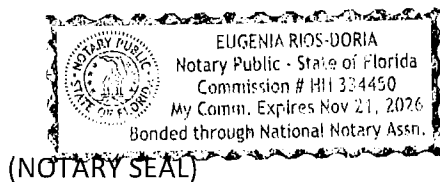
By: [Signature]
Name: Christopher Anderson
Address: 4901 Vineland Rd Ste 500
Orlando FL 32811

By: [Signature]
Name: Maleia Smileguso
Title: Director

By: [Signature]
Name: Hannah Rose
Address: 4901 Vineland Rd Ste 500
Orlando FL 32811

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of SEPTEMBER, 2026, by MALEIA SMILEGUSO, as DIRECTOR, of Lakehaven Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: EUGENIA RIOS-DORIA
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

SECTION VI

This instrument was prepared by and
upon recording should be returned to:

Ryan J. Dugan
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

ASSIGNMENT OF PLAT DEDICATION

THIS ASSIGNMENT OF PLAT DEDICATION is made as of this 8 day of September, 2026, by **LAKEHAVEN ESTATES COMMUNITY ASSOCIATION, INC.**, a Florida not-for-profit corporation, with a mailing address of 4901 Vineland Road, Suite 500, Orlando Florida 32811 ("**Assignor**"), in favor of **LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E Livingston Street, Orlando, Florida 32801 ("**Assignee**").

(Wherever used herein, the terms "Assignor" and "Assignee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

WITNESSTH:

That Assignor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, transfer, and assign to Assignee the original dedication of rights from Jen Florida 55, LLC to Assignor and with respect to Wall Easements, as more particularly described and depicted on the plat entitled *LAKEHAVEN ESTATES – PHASE 1*, recorded in Plat Book 89, Pages 49 through 65 of the Official Records of Lake County, Florida.

This Assignment shall be for the use and benefit of Assignee and Assignee's successors and assigns forever.

This Assignment shall be binding on Assignor, its successors and assigns, and shall inure to the benefit of Assignee, its successors and assigns.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Assignor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

WITNESSES

LAKEHAVEN ESTATES COMMUNITY
ASSOCIATION, INC., a Florida not-for-profit
corporation

By: [Signature]
Name: Jamar Edge
Address: 973 Summer Glen Dr.
Winter Haven, FL 33880

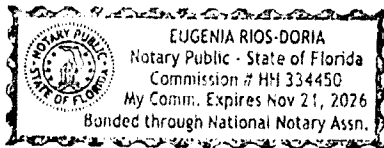
By: [Signature]
Name: MARY BURNS
Title: PRESIDENT

By: [Signature]
Name: Britani Rice
Address: 4901 Vineland Road, Suite
500 Orlando, FL 32811

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of AUGUST, 2026, by MARY BURNS as PRESIDENT of LAKEHAVEN ESTATES COMMUNITY ASSOCIATION, INC., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

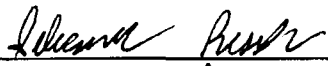
Name: EUGENIA RIOS-DORIA
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

This Assignment of Plat Dedication is accepted by:

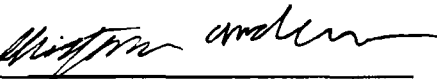
WITNESS

LAKEHAVEN COMMUNITY DEVELOPMENT

DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*

By: 
 Name: Sebastian Hessler
 Address: 4901 Vineland Rd
Orlando, FL 32811 Ste 500

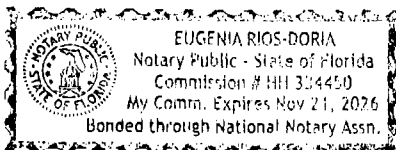
By: 
 Name: Maleia Sm. Greguso
 Title: Director

By: 
 Name: Christopher Anderson
 Address: 4901 Vineland Rd Ste 500
Orlando, FL 32811 Ste 500

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of SEPTEMBER 2026, by MALEIA SM. GREGUSO, as DIRECTOR of LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)


 NOTARY PUBLIC, STATE OF FLORIDA

Name: EUGENIA RIOS-DORIA
 (Name of Notary Public, Printed, Stamped or
 Typed as Commissioned)

This Assignment of Plat Dedication is acknowledged by:

WITNESS

JEN FLORIDA 55, LLC, a Florida limited liability company

By: [Signature]
Name: Shelly D. Jones
Address: 1300 W. 8th Ave #111
Oviedo FL 32765

By: [Signature]
Name: Dan Edwards
Title: Vice President
Address: 680 Fifth Avenue, 25th Floor
New York, NY 10019

By: [Signature]
Name: Trina D Dziejewicz
Address: 17501 BROADWAY #111
Oviedo, FL 32765

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of July, 2026, by Dan Edwards as VICE PRESIDENT of JEN FLORIDA 55, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: TRINA D Dziejewicz
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)



SECTION VII

**THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:**

James G. Kattelman, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 North Eola Drive
Orlando, FL 32802-2809
(407) 843-4600

**LICENSE AGREEMENT FOR USE
AND MAINTENANCE
(Lots 797-800, 818-836 and 938-944 Del Webb at Lakehaven Phase 1)**

This LICENSE AGREEMENT FOR USE AND MAINTENANCE (Lots 797-800, 818-836 and 938-944 Del Webb at Lakehaven Phase 1) (this "**Agreement**") is entered into as of this 22 day of October, 2026, by and between **PULTE HOME COMPANY, LLC** a Michigan limited liability company (the "**Owner**"), whose address is 4901 Vineland Road, Suite 500 Orlando, FL 32811, **DEL WEBB AT LAKEHAVEN HOMEOWNERS ASSOCIATION INC.**, a Florida not-for-profit corporation (the "**Association**"), whose address is 4901 Vineland Road, Suite 500 Orlando, FL 32811, and **LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT**, , a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the "**District**"), whose address is 219 E. Livingston Street Orlando, Florida 32801.

WITNESSETH:

WHEREAS, Owner is the owner of Lots 797-800, 818-836 and 938-944 (together the "**Lots**") DEL WEBB LAKEHAVEN PHASE 1, according to the Plat thereof recorded in Plat Book 90, Pages 44 through 59, of the Public Records of Lake County, Florida (the "**Del Webb Lakehaven Phase 1 Plat**"); and

WHEREAS, the District is the owner of (i) Tract SW-10 ("**Tract SW-10**") of the Del Webb Lakehaven Phase 1 Plat, which Tract SW-10 abuts against the rear lot lines of the Lots 797-800 of the Del Webb Lakehaven Phase 1 Plat as more particularly depicted on **Exhibit 1 CDD** attached hereto and (ii) Tracts SW-7 and SW-8 ("**Tract SW-7**" and "**Tract SW-8**" respectively) of LAKEHAVEN ESTATES PHASE 1, according to the Plat thereof recorded in Plat Book 89, Pages 49 through 65, of the Public Records of Lake County, Florida (the "**Lakehaven Estates Phase 1 Plat**"), which Tract SW-8 abuts against the rear lot lines of Lots 818-836 of the Del Webb Lakehaven Phase 1 Plat as more particularly depicted on **Exhibit 2 CDD** attached hereto and which Tract SW-7 abuts against the rear lot lines of Lots 938-944 of the Del Webb Lakehaven Phase 1 Plat as more particularly depicted on **Exhibit 3 CDD** attached hereto; and

WHEREAS, the Lots are subject to that certain Community Declaration for Del Webb at Lakehaven recorded in Official Records Book 6623, Page 569, Public Records of Lake County, Florida (as amended and supplemented, the "**Declaration**"); and

WHEREAS, unless otherwise defined herein, capitalized terms used in this Agreement shall have the meanings given to them in the Declaration; and.

WHEREAS, the Association is the “Association” created to own, manage and operate the Common Areas of DEL WEBB AT LAKEHAVEN pursuant to the Declaration and other Governing Documents for DEL WEBB AT LAKEHAVEN; and

WHEREAS, the District is the “CDD” and Tracts SW-7, SW-8 and SW-10 are CDD Tracts as more particularly described in the Declaration and other Governing Documents for DEL WEBB AT LAKEHAVEN; and

WHEREAS, Owner has installed a wall (the “**Lot Adjacent Association Wall**”) within the portions of Tracts SW-7, SW-8 and SW-10 adjacent to the rear lot line of the Lots as depicted on: **Exhibit 1 CDD**, **Exhibit 2 CDD** and **Exhibit 3 CDD** attached hereto, which Lot Adjacent Association Wall constitutes a Common Area of DEL WEBB AT LAKEHAVEN to be maintained by the Association and an Association Wall/Fence governed by Section 10.9 of the Declaration; and

WHEREAS, the portions of Tracts SW-7, SW-8 and SW-10 containing the Lot Adjacent Association Wall is hereinafter referred to as the “**Association License Area**”); and

WHEREAS, the portions of Tracts SW-7, SW-8 and SW-10 located between the Lot Adjacent Association Wall and the rear lot line of the Lots and depicted as the License Area on: **Exhibit 1 CDD**, **Exhibit 2 CDD** and **Exhibit 3 CDD** attached hereto is hereinafter referred to as the “**Lots License Area**”); and

WHEREAS, the District desires to grant to the Association and Association desires to obtain from District a revocable license to maintain, repair and replace the Lot Adjacent Association Wall within the Association License Area, the approximate location of which is depicted on **Exhibit 1 CDD**, **Exhibit 2 CDD** and **Exhibit 3 CDD** attached hereto and incorporated herein, subject to the terms and conditions set forth herein; and

WHEREAS, the Association desires to accept the obligation to maintain, repair and replace the Lot Adjacent Association Wall within the Association License Area during the term of this Agreement, all as more particularly set forth in this Agreement; and

WHEREAS, the District desires to grant to Owner and Owner desires to obtain from District a revocable license to use and occupy the Lots License Area the approximate location of which is depicted on **Exhibit 1 CDD**, **Exhibit 2 CDD** and **Exhibit 3 CDD** attached hereto and incorporated herein, subject to the terms and conditions set forth herein and in the Declaration; and

WHEREAS, the Owner desires to accept the obligation to maintain, repair and replace landscaping and irrigation improvements within the Lots License Area during the term of this Agreement, all as more particularly set forth in this Agreement; and

NOW, THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

1. **Recitals.** The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.

2. **License to the Association.** District hereby grants unto the Association a revocable license to install, inspect, maintain, repair and replace the Lot Adjacent Association Wall within the Association License Area in the locations depicted on **Exhibit 1 CDD, Exhibit 2 CDD** and **Exhibit 3 CDD** attached hereto which Association shall maintain on the same terms and conditions applicable to Association Walls/Fences and Common Areas under the Declaration and other Governing Documents of DEL WEBB AT LAKEHAVEN, as modified by this Agreement. Notwithstanding the foregoing, the Association shall not place, construct, build or install any improvements within the Association License Area except the Lot Adjacent Association Wall. All costs and expenses incurred in connection with the installation, inspection, maintenance, repair or replacement of the Lot Adjacent Association Wall shall be borne solely by the Association. The District shall have no obligation to improve, maintain, repair or replace the Lot Adjacent Association Wall or any other any fencing, landscaping, irrigation systems or other improvements within the Association License Area for the duration of this Agreement. The District hereby reserves the right to enter upon the Association License Area to conduct any and all activities permitted to be done therein or within Tracts SW-7, SW-8 and SW-10 under the CDD Documents, including, without limitation, the inspection, maintenance, repair or replacement of the CDD Facilities located within or adjacent to same. Any damage to the Lot Adjacent Association Wall in the conduct of the activities of the District within the Association License Area or Tracts SW-7, SW-8 and SW-10 shall be repaired by the Association at its sole cost and expense.

3. **License to Owner.** District hereby grants unto Owner a revocable license to use and occupy the Lots License Area, which Owner shall use and maintain on the same terms and conditions applicable to the Lots under the Declaration and other Governing Documents of DEL WEBB AT LAKEHAVEN, as modified by this Agreement. Notwithstanding the foregoing, Owner shall not place, construct, build or install any improvements within the Lots License Area, except: (i) fences, with such fences to be approved by the ARC (to the extent required under the Governing Documents) and governed by the provisions of the Declaration, including Section 10.9 thereof, which apply to fences abutting against Association Walls/Fences); (ii) irrigation systems; and (iii) sod and such additional landscaping, if any, as approved by the ARC. All costs and expenses incurred in connection with the installation, maintenance, repair or replacement of any fencing, irrigation systems or landscaping within the Lots License Area shall be borne solely by the Owner with the exception of the Lot Adjacent Association Wall, which shall be maintained by the Association. The District shall have no obligation to improve, maintain, repair or replace any fencing, landscaping, irrigation systems or other improvements within the Lots License Area, including the Lot Adjacent Association Wall, which shall be maintained by the Association, for the duration of this Agreement. The District hereby reserves the right to enter upon the Lots License Area to conduct any and all activities permitted to be done therein or within Tracts SW-7, SW-8 and SW-10 under the CDD Documents, including, without limitation, the inspection, maintenance, repair or replacement of the CDD Facilities located within or adjacent to same. Any damage to the Lots License Area or the landscaping, irrigation facilities or fences maintained within the Lots License Area by Owner in the conduct of the activities of the District within the Lots License Area or Tracts SW-7, SW-8 and SW-10 shall be repaired by the Owner at its sole cost and expense

4. **Special Provision for Lot 800.** The Lot Adjacent Association Wall located behind Lot 800 of the Plat ("**Lot 800**") does not extend for the entire length of the rear lot line of Lot 800. For Lot 800 only, (i) the rear boundary of the License Area shall extend from the point of terminus of the Lot Adjacent District Wall behind Lot 800 along a line parallel with the rear lot line and the same distance from such rear lot line as the Lot Adjacent Association Wall to a point of intersection with the extension of the South side lot line of Lot 800, (ii) the South boundary of the License Area shall be the extension of the South side lot line of Lot 800 from the Southeast corner of Lot 800 to a point of intersection with the rear boundary of the License Area and (iii) the Owner of Lot 800, in connection with the installation of a fence enclosing their rear yard, may install such fence along the extension of the rear boundary of the License Area as described in item (i) above and along the South boundary of the License Area as described in item (ii) above.

5. **Term and Termination of Agreement.** The term of this Agreement shall be perpetual, subject to the District's right to revoke such license and terminate this Agreement and all rights of Owner hereunder in whole or in part in the event of (and to the extent of) (i) removal of the Lot Association Wall or (ii) relocation of the Lot Adjacent Association Wall to the common boundary line of the Lots and Tracts SW-7, SW-8 and/or SW-10, in which event the District shall provide thirty days' written notice of such revocation and termination to Owner in the same manner as permitted for written notices from Association to Owner under the Governing Documents. In such event, Owner shall remove all fencing and irrigation facilities from the Lot License Area, including relocation of any rear yard fencing to such Owners rear and/or side lot line, within thirty (30) days of Owner's receipt of said written notice from the District. Following the termination of this Agreement as described herein, the District shall thereafter be responsible for the maintenance of the Association License Area and/or Lots License Area. The District, at its option and expense, may execute and record a notice of termination of this Agreement with respect to the applicable portion of the Association License Area and/or Lots License Area, which shall be effective without joinder of Owner.

6. **Indemnification.** Owner shall indemnify, defend, insure and save and hold harmless the District from and against any and all loss, damage, claim, cost and expense, injury, damage, demand, suit and action, including attorney's fees and costs, arising from or relating to Owner's use and maintenance of the Lots License Area, including, without limitation, all acts or omissions of Owner, Owner's Lessees, if any, and their respective Immediate Family Members, Guests and invitees. The Association shall indemnify, defend, insure and save and hold harmless the District from and against any and all loss, damage, claim, cost and expense, injury, damage, demand, suit and action, including attorney's fees and costs, arising from or relating to the Association's use of the license granted herein and the activities of the Association in connection with the installation, maintenance, repair, replacement and removal of the Lot Adjacent Association Wall within the Association License Area as provided herein.

7. **Covenants Run with the Land/Successors and Assigns.** This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors and assigns, including, but without limitation, all subsequent owners of the Lots described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owners of the Lots and such owners' heirs, personal representatives, successors and assigns. This Agreement is being recorded to provide record notice of the terms

and conditions of this Agreement and the rights and obligations of the Owners of the Lots, the Association and the District hereunder. All subsequent Owners of the Lots, the Association and the District shall be bound by the terms of this Agreement as a recorded covenant running with the land.

8. **Counterparts.** This Agreement may be executed in counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute one agreement.

[Signatures Begin on the Next Proceeding Page Followed by Exhibit 1]

3

IN WITNESS WHEREOF, the parties have caused these presents to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of:



Print Name: Christopher Anderson
Witness Address:
4901 Vineland Road, Suite 500
Orlando, FL 32811



Print Name: Sean Kirk
Witness Address:
4901 Vineland Road, Suite 500
Orlando, FL 32811

PULTE HOME COMPANY, LLC, a
Michigan limited liability company

By: 

Name: Aaron Struckmeyer
Title: Director - Land Development

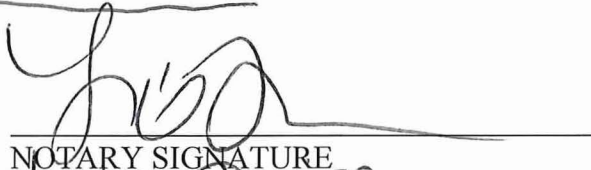
Address: 4901 Vineland Road, Suite 500
Orlando, FL 32811

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 22 day of October, 2026, by Aaron Struckmeyer
Director of Land of **PULTE HOME COMPANY, LLC**, a Michigan limited liability
company, on behalf of the company. He is personally known to me or has produced _____
_____ as identification.

(NOTARY SEAL)





NOTARY SIGNATURE

Lia Diaz
PRINTED NOTARY NAME

NOTARY PUBLIC, STATE OF FLORIDA

Commission Number: HH813909

My Commission Expires: 06-16-2030

WITNESSES:



Print Name: Christopher Anderson
Witness Address:
4901 Vineland Road, Suite 500
Orlando, FL 32811



Print Name: Sean Kirk
Witness Address:
4901 Vineland Road, Suite 500
Orlando, FL 32811

DEL WEBB AT LAKEHAVEN
HOMEOWNERS ASSOCIATION, INC., a
Florida corporation not for profit

By: 

Name: Jamar Edge

Title: VP

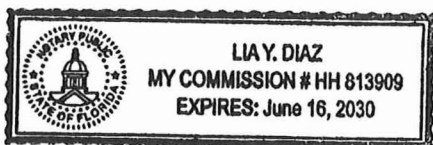
[CORPORATE SEAL]

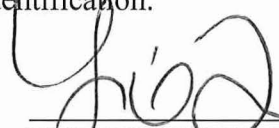
Address: 4901 Vineland Road, Suite 500
Orlando, FL 32811

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 22 day of October, 2026, by Jamar Edge, as
Vice President of DEL WEBB AT LAKEHAVEN HOMEOWNERS ASSOCIATION, INC., a
Florida corporation not for profit, on behalf of the corporation, who is personally known to me or
who has produced _____ as identification.

(NOTARY SEAL)





NOTARY SIGNATURE

PRINTED NOTARY NAME

NOTARY PUBLIC, STATE OF FLORIDA

Commission Number: HH813909

My Commission Expires: 6-16-2030

Signed, sealed and delivered
in the presence of the following 2 witnesses:

[Signature]
Signature of Witness #1

Christopher Anderson
Printed Name of Witness #1

Address: 4901 Vineland Rd. Ste. 500
Orlando FL 32811

[Signature]
Signature of Witness #2

Sean Kirk
Printed Name of Witness #2

Address: 4901 Vineland Rd Ste 460
Orlando FL 32811

**LAKEHAVEN COMMUNITY
DEVELOPMENT DISTRICT**, a local unit
of special purpose government established
pursuant to Chapter 190, Florida Statutes

By: [Signature]

Print Name: VICE CHAIR MARY BURNS

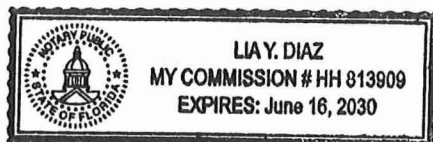
Its: VICE CHAIR

Address: 219 E. Livingston Street
Orlando, Florida 32801

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 22 day of October, 2026, by
MARY BURNS, as VICE CHAIR of **LAKEHAVEN COMMUNITY
DEVELOPMENT DISTRICT**, on behalf of the District. He/She is personally known to me or
has produced _____ as identification.

(NOTARY SEAL)



[Signature]
Notary Public Signature
Lia Diaz
(Name typed, printed or stamped)
Notary Public, State of Florida
Commission No. HH813909
My Commission Expires: 6-16-2030

EXHIBIT 1 CDD

DEPICTION OF LOTS 797-800, TRACT SW-10 AND LICENSE AREA

[Attached]

EXHIBIT 2 CDD

DEPICTION OF LOTS 818-836, TRACT SW-8 AND LICENSE AREA

[Attached]

EXHIBIT 3 CDD

DEPICTION OF LOTS 938-944, TRACT SW-7 AND LICENSE AREA

[Attached]

SECTION VIII

SECTION C

SECTION 1

Lakehaven
Community Development District

Unaudited Financial Reporting
September 30, 2026



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Series 2026 Debt Service</u>
4	<u>Series 2026 Capital Projects Fund</u>
5	<u>Month to Month</u>
6	<u>Long Term Debt Report</u>

Lakehaven
Community Development District
Combined Balance Sheet
September 30, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 12,673	\$ -	\$ -	\$ 12,673
<u>Investments:</u>				
Series 2026				
Reserve	\$ -	\$ 180,348	\$ -	\$ 180,348
Revenue	\$ -	\$ 39	\$ -	\$ 39
Interest	\$ -	\$ 100,729	\$ -	\$ 100,729
Construction	\$ -	\$ -	\$ 69	\$ 69
Cost of Issuance	\$ -	\$ -	\$ 103	\$ 103
Due from Developer	\$ 40,413	\$ -	\$ -	\$ 40,413
Liabilities:				
Accounts Payable	\$ 35,574	\$ -	\$ -	\$ 35,574
Deferred Revenue	\$ 5,375	\$ -	\$ -	\$ 5,375
Fund Balance:				
Restricted for:				
Debt Services - Series 2026	\$ -	\$ 281,116	\$ -	\$ 281,116
Capital Projects Fund	\$ -	\$ -	\$ 172	\$ 172
Unassigned	\$ 12,136	\$ -	\$ -	\$ 12,136
Total Liabilities & Fund Balance	\$ 53,085	\$ 281,116	\$ 172	\$ 334,373

Lakehaven
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

Revenues:

Developer Contributions	\$	135,928	\$	135,928	\$	156,945	\$	21,017
Boundary Amendment Contribution	\$	-	\$	-	\$	1,282	\$	1,282

--

Expenditures:

General & Administrative:

Supervisor Fees	\$	12,000	\$	12,000	\$	-	\$	12,000
FICA Expenditures	\$	918	\$	918	\$	-	\$	918
Engineering	\$	15,000	\$	15,000	\$	10,205	\$	4,795
Attorney	\$	25,000	\$	25,000	\$	15,349	\$	9,651
Dissemination	\$	5,000	\$	5,000	\$	-	\$	5,000
Trustee Fees	\$	4,500	\$	4,500	\$	-	\$	4,500
Management Fees	\$	40,000	\$	40,000	\$	40,000	\$	-
Information Technology	\$	1,800	\$	1,800	\$	1,800	\$	-
Website Maintenance	\$	2,950	\$	2,950	\$	2,950	\$	-
Telephone	\$	300	\$	300	\$	-	\$	300
Postage & Delivery	\$	1,000	\$	1,000	\$	179	\$	821
Insurance	\$	5,000	\$	5,000	\$	5,000	\$	-
Copies	\$	1,000	\$	1,000	\$	61	\$	939
Legal Advertising	\$	15,000	\$	15,000	\$	6,101	\$	8,899
Contingencies	\$	5,000	\$	5,000	\$	387	\$	4,613
Office Supplies	\$	625	\$	625	\$	2	\$	623
Travel Per Diem	\$	660	\$	660	\$	-	\$	660
Dues, Licenses & Subscriptions	\$	175	\$	175	\$	175	\$	-
Meeting Room Rental	\$	-	\$	-	\$	758	\$	(758)
Boundary Amendment Expense	\$	-	\$	-	\$	1,282	\$	(1,282)

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Operations & Maintenance

Field Expenditures

Field Management	\$	-	\$	-	\$	7,500	\$	(7,500)
Landscape Maintenance	\$	-	\$	-	\$	61,907	\$	(61,907)
Fountain Maintenance	\$	-	\$	-	\$	1,100	\$	(1,100)
Electric - Field	\$	-	\$	-	\$	1,087	\$	(1,087)

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Excess (Deficiency) of Revenues over Expenditures	\$	-	\$	2,383
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Fund Balance - Beginning	\$	-	\$	9,753
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Fund Balance - Ending	\$	-	\$	12,136
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Lakehaven

Community Development District

Series 2026 Debt Service Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 108	\$ 108
Expenditures:				
<u>Series 2026</u>				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 108	
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	\$ 281,077	\$ 281,077
Transfer In/(Out)	\$ -	\$ -	\$ (69)	\$ (69)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 281,008	\$ 281,008
Net Change in Fund Balance	\$ -		\$ 281,116	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 281,116	

Lakehaven

Community Development District

Series 2026 Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

Revenues:

Developer Contribution	\$	-	\$	-	\$	3,950	\$	3,950
Interest Income	\$	-	\$	-	\$	3	\$	3
Total Revenues	\$	-	\$	-	\$	3,952	\$	3,952

Expenditures:

Capital Outlay - Construction	\$	-	\$	-	\$	9,605,585	\$	(9,605,585)
Capital Outlay - Cost of Issuance	\$	-	\$	-	\$	462,188	\$	(462,188)
Total Expenditures	\$	-	\$	-	\$	10,067,772	\$	(10,067,772)

Excess (Deficiency) of Revenues over Expenditures	\$	-	\$	-	\$	(10,063,820)
--	-----------	----------	-----------	----------	-----------	---------------------

Other Financing Sources/(Uses):

Bond Proceeds	\$	-	\$	-	\$	10,063,923	\$	10,063,923
Transfer In/(Out)	\$	-	\$	-	\$	69	\$	69
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	10,063,992	\$	10,063,992

Net Change in Fund Balance	\$	-	\$	-	\$	172
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Fund Balance - Beginning	\$	-	\$	-
---------------------------------	-----------	----------	-----------	----------

Fund Balance - Ending	\$	-	\$	172
------------------------------	-----------	----------	-----------	------------

Lakehaven
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 11,750	\$ 3,794	\$ 7,258	\$ 3,586	\$ 5,122	\$ 5,574	\$ 5,868	\$ 6,883	\$ 11,903	\$ 20,089	\$ 33,836	\$ 41,281	\$ 156,945
Boundary Amendment Contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 930	\$ -	\$ -	\$ 160	\$ 192	\$ 1,282
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,023	\$ 183	\$ 10,205
Attorney	\$ 1,222	\$ 305	\$ -	\$ 1,832	\$ 2,109	\$ 1,352	\$ 416	\$ 1,932	\$ 1,290	\$ 3,044	\$ 1,848	\$ -	\$ 15,349
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 40,000
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,850	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 2,950
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ -	\$ 88	\$ -	\$ 3	\$ 3	\$ 1	\$ 4	\$ 32	\$ 37	\$ 3	\$ 4	\$ 4	\$ 179
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Copies	\$ 35	\$ 3	\$ -	\$ -	\$ 8	\$ -	\$ 2	\$ -	\$ 3	\$ -	\$ -	\$ 10	\$ 61
Legal Advertising	\$ 572	\$ -	\$ 311	\$ 4,078	\$ -	\$ -	\$ -	\$ 100	\$ -	\$ 97	\$ 633	\$ 311	\$ 6,101
Office Supplies	\$ -	\$ 0	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 0	\$ 0	\$ 0	\$ 2
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Meeting Room Rental	\$ -	\$ -	\$ -	\$ 158	\$ -	\$ 169	\$ -	\$ 144	\$ -	\$ -	\$ 144	\$ 144	\$ 758
Boundary Amendment Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 930	\$ -	\$ -	\$ 160	\$ 192	\$ 1,282
Contingencies	\$ -	\$ -	\$ 110	\$ 115	\$ (106)	\$ 38	\$ 38	\$ 38	\$ 38	\$ 38	\$ 38	\$ 38	\$ 387
Operations & Maintenance													
Field Expenditures													
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 7,500
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,268	\$ 13,071	\$ 16,641	\$ 13,501	\$ 15,427	\$ 61,907
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550	\$ 550	\$ 1,100
Electric - Field	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79	\$ 254	\$ 238	\$ 273	\$ 242	\$ 1,087
Excess Revenues (Expenditures)	\$ 1,162	\$ (186)	\$ 3,254	\$ (6,184)	\$ (476)	\$ (1,318)	\$ 1,824	\$ (3,793)	\$ (7,874)	\$ (5,055)	\$ 1,740	\$ 19,290	\$ 2,383

Lakehaven

Community Development District

Long Term Debt Report

Series 2026, Special Assessment Revenue Bonds		
Interest Rate:	4.750%, 5.500%, 5.875%	
Maturity Date:	5/1/2056	
Reserve Fund Definition	25% Maximum Annual Debt Service	
Reserve Fund Requirement	\$180,348	
Reserve Fund Balance	\$180,348	
Bonds Outstanding - 08/28/26		\$10,345,000
Current Bonds Outstanding		\$10,345,000

SECTION 2

Lakehaven
Community Development District

Funding Request #19
August 31, 2026

Bill to: Pulte Homes

Payee		General Fund FY2026	
1	Lake Sumter State College Invoice # A0271436 - Facility Rental 8/26/26		143.75
2	United Land Services Invoice # 221100 - 5th week July 2026	\$	3,374.68
	Invoice # 220894 - 1st week August 2026	\$	3,374.67
	Invoice # 221443 - 2nd week August 2026	\$	3,374.68
	Invoice # 222506 - 3rd week August 2026	\$	3,374.68
		Total:	\$ 13,642.46

Please make check payable to:

Lakehaven CDD
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822



Lake Haven Community Development District

Attn: Contact Person: Brittany Brooks
Email Address: bbrookes@gmscfl.com

Invoice Date: August 21, 2026

Invoice #: A0271436

ID#: X00161454 / CRNT

Purpose: Monthly District Board Meetings

Due Date: Upon Receipt

Invoice Amt: \$ 143.75

Contract: Facility Rental - Please see contract

Dates of Usage: August 26, 2026

If you have any questions regarding this invoice, please call Michelle Heister via email - HeisterM@lssc.edu.

Please remit payment in full by due date to:

Lake-Sumter State College
Attn: Financial Services
9501 US Hwy 441
Leesburg, FL 34788

LEESBURG ♦ SUMTER ♦ SOUTH LAKE

9501 U.S. HIGHWAY 441 ♦ LEESBURG, FL ♦ 34788-8751 ♦ 352.787.3747



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 221100

08/18/26	
9/2/26	Net 15

Lake Haven CDD
Governmental Management Service 219 East Livingston Street Orlando, FL 32801

Property Address
Lake Haven CDD Horizon View Loop , FL 34714

Item	Amount
------	--------

Job #243724 - JULY 5TH WEEK MAINTENANCE SERVICE

** A Fuel Surcharge of 3% may be added at the time of invoice to this proposal ** Please see
Terms and Conditions for details.**

Site Prep \$3,276.39

Job Fuel Surcharge \$98.29

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	\$3,374.68
Sales Tax	\$0.00
Total	\$3,374.68
Credits/Payments	(\$0.00)
Balance Due	\$3,374.68



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 220894

08/17/26	
9/1/26	Net 15

Lake Haven CDD
Governmental Management Service 219 East Livingston Street Orlando, FL 32801

Property Address
Lake Haven CDD Horizon View Loop , FL 34714

Item	Amount
------	--------

Job #244979 - AUGUST 1ST WEEK MAINTENANCE SERVICE

** A Fuel Surcharge of 3% may be added at the time of invoice to this proposal ** Please see
Terms and Conditions for details.**

Site Prep \$3,276.39

Job Fuel Surcharge \$98.29

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	\$3,374.68
Sales Tax	\$0.00
Total	\$3,374.68
Credits/Payments	(\$0.00)
Balance Due	\$3,374.68



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 221443

08/24/26	
9/8/26	Net 15

Lake Haven CDD
Governmental Management Service 219 East Livingston Street Orlando, FL 32801

Property Address
Lake Haven CDD Horizon View Loop , FL 34714

Item	Amount
------	--------

Job #246044 - AUGUST 2ND WEEK MAINTENANCE SERVICE

** A Fuel Surcharge of 3% may be added at the time of invoice to this proposal ** Please see
Terms and Conditions for details.**

Site Prep \$3,276.39

Job Fuel Surcharge \$98.29

Thank you for your business.

REMIT PAYMENT TO:
*United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223*

Subtotal	\$3,374.68
Sales Tax	\$0.00
Total	\$3,374.68
Credits/Payments	(\$0.00)
Balance Due	\$3,374.68



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 222506

08/28/26	
9/12/26	Net 15

Lake Haven CDD
Governmental Management Service 219 East Livingston Street Orlando, FL 32801

Property Address
Lake Haven CDD Horizon View Loop , FL 34714

Item	Amount
------	--------

Job #247122 - AUGUST 3RD WEEK MAINTENANCE SERVICE

** A Fuel Surcharge of 3% may be added at the time of invoice to this proposal ** Please see Terms and Conditions for details.**

Site Prep \$3,276.39

Job Fuel Surcharge \$98.29

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	\$3,374.68
Sales Tax	\$0.00
Total	\$3,374.68
Credits/Payments	(\$0.00)
Balance Due	\$3,374.68

Lakehaven
Community Development District

Funding Request #20
September 8, 2026

Bill to: Pulte Homes

Payee		General Fund FY2026
1	Kutak Rock LLP Invoice # 3795669 - General Counsel July 2026	3043.5
2	United Land Services Invoice # 223698 - New area clean up	\$ 1,920.19
3	Resort Pool Services Invoice # 33686 - Fountain Maintenance Sept 2026	\$ 550.00
4	USA Today Media Corp Invoice # 0007866466 - Legal Ads Aug 2026 Invoice # 0007823429 - Legal Ads July 2026	\$ 633.24 \$ 96.80
		Total: \$ 6,243.73

Please make check payable to:

Lakehaven CDD
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 31, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3795669

Client Matter No. 62123-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint

Lakehaven CDD

C/O Governmental Management Services - Central Florida

219 East Livingston Street

Orlando, FL 32801

Invoice No. 3795669

62123-1

Re: General Counsel

For Professional Legal Services Rendered

07/01/26	R. Dugan	1.00	320.00	Conference regarding budget and assessments; review draft first amendment to declarations; correspondence regarding same
07/01/26	S. Sandy	0.30	103.50	Confer regarding golf cart operation on District roads
07/08/26	R. Dugan	0.20	64.00	Correspondence regarding Phase 2A plat; review same
07/10/26	R. Dugan	1.00	320.00	Research County golf cart regulations; conference and correspondence with County regarding same
07/13/26	R. Dugan	0.40	128.00	Revise annual assessment resolution; correspondence regarding same; correspondence regarding Phase 1 assignment of plat dedications
07/15/26	R. Dugan	0.20	64.00	Review draft agenda letter; correspondence regarding same

KUTAK ROCK LLP

Lakehaven CDD

August 31, 2026

Client Matter No. 62123-1

Invoice No. 3795669

Page 2

07/17/26	R. Dugan	0.90	288.00	Correspondence regarding meeting schedule; review revised draft of Phase 2A plat; correspondence regarding County landscape maintenance agreement; review project completion status; update records regarding same
07/20/26	R. Dugan	2.00	640.00	Review County request regarding golf cart certification; review records regarding same; prepare draft golf cart policies; correspondence regarding same
07/21/26	R. Dugan	2.10	672.00	Conference and correspondence regarding golf carts; research regarding same; prepare letter to County regarding same; correspondence regarding engineer's agreement
07/23/26	R. Dugan	1.00	320.00	Review golf cart map exhibit; revise letter to County; correspondence regarding same
07/29/26	R. Dugan	0.20	64.00	Review draft response to notice to owner; correspondence regarding same
07/29/26	D. Wilbourn	0.30	60.00	Prepare response to notice to owner
TOTAL HOURS		9.60		
TOTAL FOR SERVICES RENDERED				\$3,043.50
TOTAL CURRENT AMOUNT DUE				<u>\$3,043.50</u>



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 223698

09/01/26	
9/16/26	Net 15

Lake Haven CDD
Governmental Management Service 219 East Livingston Street Orlando, FL 32801

Property Address
Lake Haven CDD Horizon View Loop , FL 34714

Item	Amount
------	--------

Job #248367 - NEW AREA FISRT TIME CLEAN UP-(FROM 2ND ROUND-ABOUT TO RIGHT SIDE)

** A Fuel Surcharge of 3% may be added at the time of invoice to this proposal ** Please see
Terms and Conditions for details.**

Site Prep \$1,864.26

Job Fuel Surcharge \$55.93

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	\$1,920.19
Sales Tax	\$0.00
Total	\$1,920.19
Credits/Payments	(\$0.00)
Balance Due	\$1,920.19

INVOICE

Resort Pool Services

14711 Henson Road
Orlando, FL 32832

info@resortpoolservices.com
(321) 321-7751
(321) 689-6210



Bill to

Lakehaven CDD
15502 Horizon View Loop
Clermont, FL 34711
invoices@gmscfl.com

Invoice details

Invoice no.: 33686
Terms: Net 30
Invoice date: 09/01/2026
Due date: 09/30/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Monthly Fountain Service	September 2026	1	\$550.00	\$550.00
				Total	\$550.00

Notes

Imported from QuickBooks (invoice AV33166).



ACCOUNT NAME		ACCOUNT #	INV DATE
Lakehaven Cdd		1557438	08/31/26
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007866466	Aug 1- Aug 31, 2026	\$633.24	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$730.04	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: SEPTEMBER 30, 2026
Lakehaven CDD Stacie Vanderbilt 219 E Livingston ST Orlando, FL 32801-1508	Legal Entity: USA TODAY Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@usatodayco.com	FEDERAL ID 47-2390983
Immediate Action Required: Enroll in E-Invoicing. USA TODAY Co. has discontinued mailed invoices as we move to paperless billing. If you received this by mail, enroll today to avoid invoice delivery interruption: https://gcil.my.site.com/financialservicesportal/s/e-invoicing .	

Date	Description	Amount
8/1/26	Balance Forward	\$96.80

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
8/26/26	LEE Daily Commercial	12577750	FY 2027 Budget Public Hearings		1	2.0000 x 10.5 in	\$473.24

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
8/11/26	12545699	LEE Daily Commercial	LKH_BOS_Budget_082626_2ndRun	LKH_BOS_Budget_08262	\$160.00

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!	Total Cash Amount Due Service Fee 3.99% *Cash/Check/ACH Discount *Payment Amount by Cash/Check/ACH Payment Amount by Credit Card	\$730.04 \$29.13 -\$29.13 \$730.04 \$759.17
--	--	---

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT						
ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Lakehaven Cdd		1557438		0007866466		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$633.24	\$96.80	\$0.00	\$0.00	\$0.00	\$0.00	\$730.04
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$759.17
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

00015574380000000000000078664660007300467178

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Stacie Vanderbilt
Lakehaven Cdd
219 E Livingston ST
Orlando FL 32801-1508

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Daily Commercial, published in Lake County, Florida; that the attached copy of advertisement, being a , was published on the publicly accessible website of Lake County, Florida, or in a newspaper by print in the issues of, on:

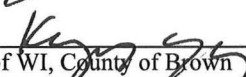
LEE Daily Commercial 08/26/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

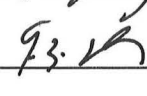
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/26/2026



Legal Clerk



Notary, State of WI, County of Brown

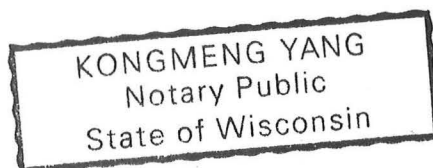


My commission expires

Publication Cost:	\$473.24	
Tax Amount:	\$0.00	
Payment Cost:	\$473.24	
Order No:	12577750	# of Copies:
Customer No:	1557438	1
PO #:	FY 2027 Budget Public Hearings	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Lakehaven Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: September 23, 2026
TIME: 2:00 p.m., or shortly thereafter
LOCATION: Cooper Memorial Library
2525 Oakley Seaver Drive
Clermont, Florida 34711

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("FY 2027"). The second public hearing is being held pursuant to Chapters 190, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2027; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units or Acres	EAU/ERU Factor	Proposed O&M Assessment
Townhome 20'	46	0.40	\$460.84
Single Family 34'	34	0.68	\$783.43
Single Family 40'	97	0.80	\$921.69
Single Family 50'	188	1.00	\$1,152.11
Single Family 60'	44	1.20	\$1,382.53
Single Family 64'	56	1.28	\$1,474.70

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Lake County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2027, the District intends to have the County Tax Collector collect the O&M Assessments imposed on all benefitted property. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

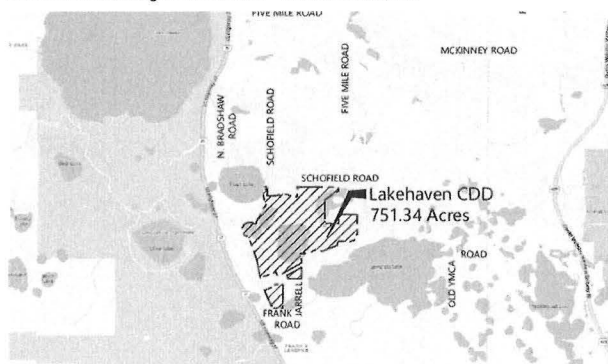
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meetings may be obtained at the offices of the District Manager, Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, Ph: (407) 841-5524 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://lakehavencdd.com>. The public hearings and meetings may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meetings. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
District Manager
Governmental Management Services – Central Florida, LLC



Lakehaven Community Development District
Boundary Map

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Stacie Vanderbilt
Lakehaven Cdd
219 E Livingston ST
Orlando FL 32801-1508

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Daily Commercial, published in Lake County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Lake County, Florida, or in a newspaper by print in the issues of, on:

LEE Daily Commercial 08/11/2026
LEE dailycommercial.com 08/11/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/11/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$160.00
Tax Amount: \$0.00
Payment Cost: \$160.00
Order No: 12545699 # of Copies:
Customer No: 1557438 1
PO #: LKH_BOS_Budget_08262

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LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO
CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2027 PROPOSED
BUDGET(S); NOTICE OF REGULAR
BOARD OF SUPERVISORS' MEET-
ING; AND NOTICE OF AUDIT
COMMITTEE MEETING.**

The Board of Supervisors ("Board") of the Lakehaven Community Development District ("District") will hold a public hearing, regular meeting and Audit Committee meeting as follows:

DATE: August 26, 2026
TIME: 2:00 p.m.,
or shortly thereafter
LOCATION: Cooper Memorial
Library
2525 Oakley Seaver Drive
Clermont, Florida 34711

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. Immediately preceding the Board meeting will be a meeting of the Audit Committee of the Lakehaven Community Development District. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, Ph: (407) 841-5524 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://lakehavencdd.com>.

The public hearing and meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meetings. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
District Manager
Governmental Management
Services - Central Florida, LLC

8.11.26

KONGMENG YANG
Notary Public
State of Wisconsin





ACCOUNT NAME		ACCOUNT #	INV DATE
Lakehaven Cdd		1557438	07/31/26
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007823429	Jul 1- Jul 31, 2026	\$96.80	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$96.80	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: AUGUST 31, 2026
Lakehaven CDD Stacie Vanderbilt 219 E Livingston ST Orlando, FL 32801-1508	Legal Entity: USA TODAY Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@usatodayco.com	FEDERAL ID 47-2390983
Immediate Action Required: Enroll in E-Invoicing. USA TODAY Co. has discontinued mailed invoices as we move to paperless billing. If you received this by mail, enroll today to avoid invoice delivery interruption: https://gcil.my.site.com/financialservicesportal/s/e-invoicing .	

Date	Description	Amount
7/1/26	Balance Forward	\$99.96
7/14/26	PAYMENT - THANK YOU	-\$99.96

Package Advertising:					
Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/17/26	12489127	LEE Daily Commercial	Notice of Hearing		\$96.80

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!	Total Cash Amount Due	\$96.80
	Service Fee 3.99%	\$3.86
	*Cash/Check/ACH Discount	-\$3.86
	*Payment Amount by Cash/Check/ACH	\$96.80
	Payment Amount by Credit Card	\$100.66

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT						
ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Lakehaven Cdd		1557438		0007823429		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$96.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$96.80
REMITTANCE ADDRESS (Include Account# & Invoice# on check)			TO PAY BY PHONE PLEASE CALL:			TOTAL CREDIT CARD AMT DUE
USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244			1-877-736-7612			\$100.66
			To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/			

00015574380000000000000078234290000968067170

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Stacie Vanderbilt
Lakehaven Cdd
219 E Livingston ST
Orlando FL 32801-1508

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Daily Commercial, published in Lake County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Lake County, Florida, or in a newspaper by print in the issues of, on:

LEE Daily Commercial 07/17/2026
LEE dailycommercial.com 07/17/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/17/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$96.80	
Tax Amount:	\$0.00	
Payment Cost:	\$96.80	
Order No:	12489127	# of Copies:
Customer No:	1557438	1
PO #:		

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KONGMENG YANG
Notary Public
State of Wisconsin

LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Lakehaven Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the Fiscal Year ending September 30, 2026, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Lake County and has a general administrative operating fund. The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General. Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below. Proposers must provide one (1) copy and one (1) electronic copy of their proposal to GMS - CF, LLC, District Manager, 219 East Livingston Street, Orlando, FL 32801, telephone (407) 841-5524, in an envelope marked on the outside "Auditing Services - Lakehaven Community Development District." Proposals must be received by Friday, August 14, 2026, 2:00 P.M., at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager. George S. Flint
District Manager
Governmental Management
Services - Central Florida, LLC
12489127 07/17/2026

the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million, from 2.5 million in 1980 to 4 million in 1995 (Department of Health 1996).

There is a growing emphasis on the need to improve the efficiency of the public sector, and to ensure that the public sector is able to deliver the services that are required in a cost-effective manner. This has led to a number of initiatives, including the introduction of competition, the restructuring of public sector organisations, and the introduction of new management practices.

One of the key challenges facing the public sector is the need to improve the quality of services. This is a challenge that is being met by a number of initiatives, including the introduction of new standards, the implementation of quality management systems, and the introduction of new management practices. These initiatives are aimed at ensuring that the public sector is able to deliver the services that are required in a cost-effective manner.

Another key challenge facing the public sector is the need to improve the efficiency of services. This is a challenge that is being met by a number of initiatives, including the introduction of new standards, the implementation of quality management systems, and the introduction of new management practices. These initiatives are aimed at ensuring that the public sector is able to deliver the services that are required in a cost-effective manner.

A third key challenge facing the public sector is the need to improve the accessibility of services. This is a challenge that is being met by a number of initiatives, including the introduction of new standards, the implementation of quality management systems, and the introduction of new management practices. These initiatives are aimed at ensuring that the public sector is able to deliver the services that are required in a cost-effective manner.

Finally, a fourth key challenge facing the public sector is the need to improve the sustainability of services. This is a challenge that is being met by a number of initiatives, including the introduction of new standards, the implementation of quality management systems, and the introduction of new management practices. These initiatives are aimed at ensuring that the public sector is able to deliver the services that are required in a cost-effective manner.

In conclusion, the public sector is facing a number of challenges, including the need to improve the quality of services, the need to improve the efficiency of services, the need to improve the accessibility of services, and the need to improve the sustainability of services. These challenges are being met by a number of initiatives, including the introduction of new standards, the implementation of quality management systems, and the introduction of new management practices. These initiatives are aimed at ensuring that the public sector is able to deliver the services that are required in a cost-effective manner.

The public sector is a complex and challenging environment, and it is essential that it is able to deliver the services that are required in a cost-effective manner. This is a challenge that is being met by a number of initiatives, including the introduction of new standards, the implementation of quality management systems, and the introduction of new management practices. These initiatives are aimed at ensuring that the public sector is able to deliver the services that are required in a cost-effective manner.

In conclusion, the public sector is facing a number of challenges, including the need to improve the quality of services, the need to improve the efficiency of services, the need to improve the accessibility of services, and the need to improve the sustainability of services. These challenges are being met by a number of initiatives, including the introduction of new standards, the implementation of quality management systems, and the introduction of new management practices. These initiatives are aimed at ensuring that the public sector is able to deliver the services that are required in a cost-effective manner.

The public sector is a complex and challenging environment, and it is essential that it is able to deliver the services that are required in a cost-effective manner. This is a challenge that is being met by a number of initiatives, including the introduction of new standards, the implementation of quality management systems, and the introduction of new management practices. These initiatives are aimed at ensuring that the public sector is able to deliver the services that are required in a cost-effective manner.

Lakehaven
Community Development District

Funding Request #21
9/21/26

Bill to: Pulte Homes

Payee		General Fund FY2026	
1	Governmental Management Services		
	Invoice #21 - Field Management for Sept 2026	\$	1,500.00
	Invoice #22 - Management Feesfor Sept 2026	\$	3,597.00
2	United Land Services		
	Invoice # 224413 - 4th Week August 2026	\$	3,376.69
	Invoice # 225609 - 1st week September 2026	\$	3,376.69
	Invoice # 225621 - 2nd week September 2026	\$	3,376.69
4	Vanasse Hangen Brustlin, Inc.		
	Invoice # 0523953 - Engineer Services for Aug 2026	\$	10,022.50
		Total:	\$ 25,249.57

Please make check payable to:

Lakehaven CDD
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 21
Invoice Date: 9/1/26
Due Date: 9/1/26
Case:
P.O. Number:

Bill To:
Lake Haven CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Field Management		1,500.00	1,500.00
Total			\$1,500.00
Payments/Credits			\$0.00
Balance Due			\$1,500.00

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 22**Invoice Date:** 9/1/26**Due Date:** 9/1/26**Case:****P.O. Number:****Bill To:**

Lake Haven CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees		3,333.33	3,333.33
Website Administration		100.00	100.00
Information Technology		150.00	150.00
Office Supplies		0.15	0.15
Postage		3.92	3.92
Copies		9.60	9.60
Total			\$3,597.00
Payments/Credits			\$0.00
Balance Due			\$3,597.00



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 224413

09/05/26	
9/20/26	Net 15

Lake Haven CDD
Governmental Management Service 219 East Livingston Street Orlando, FL 32801

Property Address
Lake Haven CDD Horizon View Loop , FL 34714

Item	Amount
------	--------

Job #248350 - AUGUST 4TH WEEK MAINTENANCE SERVICE

** A Fuel Surcharge of 3% may be added at the time of invoice to this proposal ** Please see
Terms and Conditions for details.**

Site Prep \$3,278.34

Job Fuel Surcharge \$98.35

Thank you for your business.

REMIT PAYMENT TO:
*United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223*

Subtotal	\$3,376.69
Sales Tax	\$0.00
Total	\$3,376.69
Credits/Payments	(\$0.00)
Balance Due	\$3,376.69



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 225609

09/16/26	
10/1/26	Net 15

Lake Haven CDD
Governmental Management Service 219 East Livingston Street Orlando, FL 32801

Property Address
Lake Haven CDD Horizon View Loop , FL 34714

Item	Amount
------	--------

Job #249479 - SEPTEMBER 1ST WEEK MAINTENANCE SERVICE

** A Fuel Surcharge of 3% may be added at the time of invoice to this proposal ** Please see Terms and Conditions for details.**

Site Prep \$3,278.34

Job Fuel Surcharge \$98.35

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	\$3,376.69
Sales Tax	\$0.00
Total	\$3,376.69
Credits/Payments	(\$0.00)
Balance Due	\$3,376.69



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 225621

09/18/26	
10/3/26	Net 15

Lake Haven CDD
Governmental Management Service 219 East Livingston Street Orlando, FL 32801

Property Address
Lake Haven CDD Horizon View Loop , FL 34714

Item	Amount
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Job #250949 - SEPTEMBER 2ND WEEK MAINTENANCE SERVICE

** A Fuel Surcharge of 3% may be added at the time of invoice to this proposal ** Please see
Terms and Conditions for details.**

Site Prep \$3,278.34

Job Fuel Surcharge \$98.35

Thank you for your business.

REMIT PAYMENT TO:
*United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223*

Subtotal	\$3,376.69
Sales Tax	\$0.00
Total	\$3,376.69
Credits/Payments	(\$0.00)
Balance Due	\$3,376.69



Vanasse Hangen Brustlin, Inc.
260 Arsenal Place #2, PO Box 9151
Watertown, MA 02472-9151
617.924.1770 F 617.924.2286

Please remit checks to:

Vanasse Hangen Brustlin, Inc.
PO Box 845179 | Boston, MA 02284-5179

Invoice

ACH Payment Instructions

Bank Name: Citizens Bank
Account No: 1130161371
ABA Routing No: 211070175

Maleia Smiferguso
Lakehaven Community Development District
c/o Governmental Management Services
Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

September 10, 2026

Project No: R203712.000

Invoice No: 0523953

Invoice Total	\$10,022.50
----------------------	--------------------

Work Authorization Number 1
Lakehaven Community Development District
Lake County, Florida (Include Progress Report)
EMAIL invoices to: Invoices@gmscfl.com

Professional Services from May 26, 2026 to August 29, 2026

Task 10001 CO1-Lakehaven CDD Eng Services

Professional Personnel

	Hours	Rate	Amount	
Technical/Professional 26	22.50	365.00	8,212.50	
Technical/Professional 25	2.50	340.00	850.00	
Technical/Professional 19	3.00	240.00	720.00	
Technical/Professional 11	1.50	160.00	240.00	
Totals	29.50		10,022.50	
Total Labor				10,022.50

Billing Limits

	Current	Prior	To-Date
Total Billings	10,022.50	0.00	10,022.50
Limit			16,000.00
Remaining			5,977.50

Total this Task \$10,022.50

Total this Invoice \$10,022.50

Billings to Date

	Current	Prior	Total
Labor	10,022.50	0.00	10,022.50
Totals	10,022.50	0.00	10,022.50



101 Walnut Street
P. O. Box 9151
Watertown, MA 02471
617-924-1770
FAX 617-924-2286

Vanasse Hangen Brustlin, Inc.

Invoice

Billing Period thru 08/29/2026

Project No.: R203712.000

Project Title: **Lakehaven Community Development District**

Description of Services

- Preparation and support of CDD petition application documents, including representation at public hearings. Review of CDD approval ordinance.
- Preparation of Engineer's Report.
- Review of Interlocal Operation and Maintenance Agreements.
- Review of Bond validation documents and representation at Bond validation hearings.
- Preparation of Public Facilities Report.
- Preparation, review and execution of Phase 1 roadway and stormwater acquisition documents.
- Preparation of updated Engineer's Report for Phase 2A/2B revisions.
- Preparation and execution of Engineer's certifications for the Phase 1 bond issuance.
- Preparation and execution of Pay Requisitions.
- Preparation and attendance of monthly CDD meetings.

Lakehaven
Community Development District

Funding Request #22
9/28/26

Bill to: Pulte Homes

	Payee	General Fund FY2026	General Fund FY2027
1	Egis Insurance Invoice # 34436 - Annual Insurance		\$ 5,375.00
2	Kutak Roick LLP Invoice # 3814269 - General Counsel for Aug 2026	\$ 1,848.00	
4	Lake-Sumter State College Invoie # A0273963 - Facility Rental 9/23/26	\$ 143.75	
		\$ 1,991.75	\$ 5,375.00
		Total:	\$ 7,366.75

Please make check payable to:

Lakehaven CDD
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822



INVOICE

Customer	Lakehaven Community Development District
Acct #	1719
Date	09/23/2026
Customer Service	Brendan Callen
Page	1 of 1

Lakehaven Community Development District
c/o GMS - Central
219 E Livingston St.
Orlando, FL 32801

Payment Information	
Invoice Summary	\$ 5,375.00
Payment Amount	
Payment for:	Invoice#34436
1001261288	

Thank You

Please detach and return with payment



Customer: Lakehaven Community Development District

Invoice	Effective	Transaction	Description	Amount
34436	10/01/2026	Renew policy	Policy #1001261288 10/01/2026-10/01/2027 Florida Insurance Alliance General Liability - Renew policy Due Date: 9/23/2026	5,375.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total

\$ 5,375.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/23/2026

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 18, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3814269

Client Matter No. 62123-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint

Lakehaven CDD

C/O Governmental Management Services - Central Florida

219 East Livingston Street

Orlando, FL 32801

Invoice No. 3814269

62123-1

Re: General Counsel

For Professional Legal Services Rendered

08/05/26	R. Dugan	0.20	64.00	Correspondence regarding Schofield Roundabout maintenance agreement
08/18/26	R. Dugan	0.40	128.00	Review County Commission agenda package; correspondence regarding Schofield Roundabout maintenance agreement
08/20/26	R. Dugan	0.60	192.00	Correspondence regarding Phase 2 plat; review agenda package and prepare for Board meeting
08/24/26	R. Dugan	1.00	320.00	Correspondence regarding assignment of Schofield Roundabout maintenance agreement; correspondence regarding assignment of plat dedications; review draft Del Webb Phase 2 plat; correspondence regarding same

KUTAK ROCK LLP

Lakehaven CDD

September 18, 2026

Client Matter No. 62123-1

Invoice No. 3814269

Page 2

08/25/26	R. Dugan	1.30	416.00	Attend Board of County Commissioners meeting regarding Schofield Roundabout maintenance agreement; follow up correspondence regarding same; correspondence regarding Phase 2 draft plat; review agenda package and prepare for Board meeting
08/25/26	D. Wilbourn	0.40	80.00	Prepare assignment of landscape maintenance contract with County
08/26/26	R. Dugan	0.60	192.00	Attend Board meeting; conference and correspondence regarding same
08/27/26	R. Dugan	0.50	160.00	Review draft audit addendum agreement; correspondence regarding same; review draft Schofield Roundabout landscape maintenance assignment form; correspondence regarding same
08/27/26	D. Wilbourn	0.20	40.00	Prepare addendum to audit engagement letter
08/29/26	R. Dugan	0.10	32.00	Correspondence regarding golf cart policy
08/31/26	R. Dugan	0.70	224.00	Prepare assignment for for Schofield Roundabout; correspondence regarding same; review irrigation materials regarding County changes to watering restrictions; correspondence regarding same

TOTAL HOURS 6.00

TOTAL FOR SERVICES RENDERED \$1,848.00

TOTAL CURRENT AMOUNT DUE \$1,848.00



Lake Sumter
State College

Lake Haven Community Development District

Attn: Contact Person: Brittany Brooks
Email Address: bbrookes@gmscfl.com

Invoice Date: September 18, 2026

Invoice #: A0273963

ID#: X00161454 / CRNT
Purpose: District Board Meetings

Due Date: Upon Receipt

Invoice Amt: \$ 143.75

Contract: Facility Rental – Please see contract

Dates of Usage: September 23, 2026

If you have any questions regarding this invoice, please call Michelle Heister via email – HeisterM@lssc.edu.

Please remit payment in full by due date to:

Lake-Sumter State College
Attn: Financial Services
9501 US Hwy 441
Leesburg, FL 34788

LEESBURG ♦ SUMTER ♦ SOUTH LAKE

9501 U.S. HIGHWAY 441 ♦ LEESBURG, FL ♦ 34788-8751 ♦ 352.787.3747



Lake-Sumter State College

9501 U.S. Highway 441

Leesburg, FL 34788

Event Estimate

Date **September 18, 2026**

Company

Name Community Development District

Contact Brittany Brooks

Phone 407-841-5524 ext. 140

Email bbrookes@gmscfl.com

Payment is due no later than 5 days before the day of the event.

Event Details

Name District Board Meetings

September 23, 2026 11:00-3:00

Item	Description	Amt	Price	Per Unit	Line Total
1	Cooper Memorial Library Meeting Space	1	\$ 100.00	hour	\$ 100.00
2	Janitorial Fee	1	\$ 43.75	event	\$ 43.75
	Lakehaven				\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
Subtotal					\$ 143.75
Sales tax					
TOTAL COST					\$ 143.75

If you have any questions concerning this invoice, use the following contact information:

Name Michelle Heister

Phone 352-323-3612

Email HeisterM@lssc.edu

By signing below I understand that the final invoice is subject to change based on final needs.

If any damages to the property incur as a result of this event, I will be contacted by campus personnel and may be charged for said damages.

LSSC Representative Signature

Date

9/18/26

LSSC Representative Signature

Date

Client Signature

Date

9/18/26

the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million, from 2.5 million in 1980 to 4 million in 1999 (Department of Health 2000).

There is a growing emphasis on the need to improve the quality of care in the public sector, and to ensure that the public sector is able to meet the needs of the population. This has led to a number of initiatives, including the introduction of the Health Care Act 1999, which sets out the framework for the regulation of health care providers, and the introduction of the Health Care Commission, which is responsible for monitoring and improving the quality of care in the public sector.

The Health Care Act 1999 also introduced the concept of 'clinical governance', which is a system of accountability for the quality of care in the public sector. Clinical governance is a system of accountability for the quality of care in the public sector, which is based on the principle of 'continuous improvement'.

The Health Care Commission is responsible for monitoring and improving the quality of care in the public sector. It does this by conducting inspections of health care providers, and by publishing reports on the quality of care in the public sector. The Health Care Commission also provides advice and support to health care providers on how to improve the quality of care in the public sector.

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Lakehaven
Community Development District

Funding Request #23
10/12/26

Bill to: Pulte Homes

	Payee	General Fund FY2026	General Fund FY2027
1	Resort Pool Services Invoice # 33686 - Fountain Maintenance Sept 2026	\$ 550.00	
2	United Land Services Invoice # 228434 - 3rd week Sept Landscape Maint Invoice # 228042 - 4th week Sept Landscape Maint	\$ 3,376.69 \$ 3,376.69	
3	USA Today Co Invoice # 0007908051 - Leagl Ads 9/2/26 & 9/24/26	\$ 310.52	
4	Vanasse Hangen Brustlin Invoice # 0525603 - General Counsel Sept 2026	\$ 182.50	
5	Duke Energy Invoice # F0000002346 - Streetlightss October 2026		\$ 4,783.59
6	Egis Insurance Invoice # 34867 - Difference of Annual Insurance		\$ 1,715.00
7	Department of Florida Commerce Invoice # 96006 - Special District Fee FY27		\$ 175.00
8	Resort Pool Services Invoice # 34151 - Fountain Maint Oct 2026		\$ 550.00
9	United Land Services Invoice # 227356 - Ph2 Landscape Maint Oct 2026		\$ 1,975.00
		\$ 7,796.40	\$ 9,198.59
		Total:	\$ 16,994.99

Please make check payable to:

Lakehaven CDD
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

INVOICE

Resort Pool Services
14711 Henson Road
Orlando, FL 32832

info@resortpoolservices.com
(321) 321-7751
(321) 689-6210



Bill to
Lakehaven CDD
15502 Horizon View Loop
Clermont, FL 34711
invoices@gmscfl.com

Invoice details

Invoice no.: 33686
Terms: Net 30
Invoice date: 09/01/2026
Due date: 09/30/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Monthly Fountain Service	September 2026	1	\$550.00	\$550.00
				Total	\$550.00

Pay online: https://app.avolv.ai/invoices/view/eyJhbGciOiJIUzI1NiIsInR5cCI6IkpXVCJ9.eyJpbmZvaWNISWQiOiJibXRpbmdxODUwMG1wMTA5Y244aTRicXR0IiwidHlwZSI6ImIudm9pY2UtdmldyIiwiaWF0IjE6MTc5MTE5NTYwMiwiZXhwIjoxNzk4OTcxNjAyfQ.nd5vJQzvPmpD_sy4EU8Ti9jrVCAZfUkz_PfZ2UUdHmQ?ap=1

Notes

Imported from QuickBooks (invoice AV33166).





12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 228434

Date	PO#
10/06/26	
Due Date	Terms
10/21/26	Net 15

BILL TO
Lake Haven CDD
Governmental Management Service 219 East Livingston Street Orlando, FL 32801

Property Address
Lake Haven CDD Horizon View Loop , FL 34714

Item	Amount
------	--------

Job #252801 - SEPTEMBER 3RD WEEK MAINTENANCE SERVICE

** A Fuel Surcharge of 3% may be added at the time of invoice to this proposal ** Please see
Terms and Conditions for details.**

Site Prep \$3,278.34

Job Fuel Surcharge \$98.35



Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	\$3,376.69
Sales Tax	\$0.00
Total	\$3,376.69
Credits/Payments	(\$0.00)
Balance Due	\$3,376.69

p | f

ALL materials on this invoice INCLUDE installation using lump-sum pricing.



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 228042

Date	PO#
10/04/26	
Due Date	Terms
10/19/26	Net 15

BILL TO
Lake Haven CDD
Governmental Management Service 219 East Livingston Street Orlando, FL 32801

Property Address
Lake Haven CDD Horizon View Loop , FL 34714

Item	Amount
------	--------

Job #254369 - SEPTEMBER 4TH WEEK MAINTENANCE SERVICE

** A Fuel Surcharge of 3% may be added at the time of invoice to this proposal ** Please see Terms and Conditions for details.**

Site Prep \$3,278.34

Job Fuel Surcharge \$98.35



Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	\$3,376.69
Sales Tax	\$0.00
Total	\$3,376.69
Credits/Payments	(\$0.00)
Balance Due	\$3,376.69

USA TODAY CO.



ACCOUNT NAME		ACCOUNT #	INV DATE
Lakehaven Cdd		1557438	09/30/26
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007908051	Sep 1- Sep 30, 2026	\$310.52	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$1,040.56	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: OCTOBER 31, 2026
Lakehaven CDD Stacie Vanderbilt 219 E Livingston ST Orlando, FL 32801-1508	Legal Entity: USA TODAY Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@usatodayco.com

FEDERAL ID 47-2390983

Immediate Action Required: Enroll in E-Invoicing. USA TODAY Co. has discontinued mailed invoices as we move to paperless billing. If you received this by mail, enroll today to avoid invoice delivery interruption:
<https://gcil.my.site.com/financialservicesportal/s/e-invoicing>.

Date	Description	Amount
9/1/26	Balance Forward	\$730.04

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
9/2/26	12588450	LEE Daily Commercial	LKH_BOS_Budget_092326_2ndRun	LKH_BOS_Budget_09232	\$150.52
9/24/26	12650999	LEE Daily Commercial	LHV FY 2027 Meeting Dates		\$160.00



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$1,040.56
Service Fee 3.99%	\$41.52
*Cash/Check/ACH Discount	-\$41.52
*Payment Amount by Cash/Check/ACH	\$1,040.56
Payment Amount by Credit Card	\$1,082.08

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Lakehaven Cdd		1557438		0007908051		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$310.52	\$633.24	\$96.80	\$0.00	\$0.00	\$0.00	\$1,040.56
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$1,082.08
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

0001557438000000000000079080510010405667179

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Stacie Vanderbilt
Stacie Vanderbilt
Lakehaven CDD
219 E Livingston ST
Orlando FL 32801-1508

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Daily Commercial, published in Lake County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Lake County, Florida, or in a newspaper by print in the issues of, on:

LEE Daily Commercial 09/24/2026
LEE dailycommercial.com 09/24/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/24/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$160.00

Tax Amount: \$0.00

Payment Cost: \$160.00

Order No: 12650999

Customer No: 1557438

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

BOARD OF SUPERVISORS MEETING DATES LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2027

The Board of Supervisors of Lakehaven Community Development District will hold their regular meetings for the Fiscal Year 2027 at 2:00 PM, or shortly thereafter if reasonably possible, on the fourth Wednesday of each month at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, FL 34711, unless otherwise indicated as follows:

October 28, 2026
November 25, 2026
December 23, 2026
January 27, 2027
February 24, 2027
March 24, 2027
April 28, 2027
May 26, 2027
June 23, 2027
July 28, 2027
August 25, 2027
September 22, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524, during normal business hours, or via the District's website at <https://lakehavencdd.com>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
District Manager
Governmental Management Services - Central Florida, LLC

12650999 September 24, 2026

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Stacie Vanderbilt
Lakehaven Cdd
219 E Livingston ST
Orlando FL 32801-1508

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Daily Commercial, published in Lake County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Lake County, Florida, or in a newspaper by print in the issues of, on:

LEE Daily Commercial 09/02/2026
LEE dailycommercial.com 09/02/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/02/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$150.52
Tax Amount: \$0.00
Payment Cost: \$150.52
Order No: 12588450 # of Copies:
Customer No: 1557438 1
PO #: LKH_BOS_Budget_09232

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO
CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2027 PROPOSED
BUDGET(S) AND NOTICE OF
REGULAR BOARD OF
SUPERVISORS MEETING.

The Board of Supervisors ("Board")
of the Lakehaven Community
Development District ("District")
will hold a public hearing and regu-
lar meeting as follows:

DATE: September 23, 2026
TIME: 2:00 p.m., or shortly there-
after
LOCATION: Cooper Memorial
Library
2525 Oakley Seaver Drive
Clermont, Florida 34711

The purpose of the public hearing
is to receive comments and objec-
tions on the adoption of the
District's proposed budget(s) for
the fiscal year beginning October 1,
2026, and ending September 30,
2027 ("Proposed Budget"). A regu-
lar Board meeting of the District
will also be held at the above time
where the Board may consider any
other business that may properly
come before it. A copy of the
agenda and Proposed Budget may
be obtained at the office of the
District Manager, Governmental
Management Services - Central
Florida, LLC, 219 E. Livingston
Street, Orlando, Florida 32801, Ph:
(407) 841-3524 ("District
Manager's Office"), during normal
business hours, or by visiting the
District's website at
<https://lakehavenccdd.com>.

The public hearing and meeting are
open to the public and will be
conducted in accordance with the
provisions of Florida law. The public
hearing and/or meeting may be
continued in progress to a date,
time certain, and place to be speci-
fied on the record of the public
hearing and/or meetings. There
may be occasions when Board
Supervisors or District Staff may
participate by teleconference.

Any person requiring special
accommodations at the public
hearing or meeting because of a
disability or physical impairment
should contact the District
Manager's Office at least forty-
eight (48) hours prior to the public
hearing and meetings. If you are
hearing or speech impaired, please
contact the Florida Relay Service by
dialing 7-1-1, or 1-800-955-8771
(TTY) / 1-800-955-8770 (Voice), for
aid in contacting the District
Manager's Office.

Each person who decides to appeal
any decision made by the Board
with respect to any matter consid-
ered at the public hearing or meet-
ings, is advised that person will
need a record of proceedings and
that accordingly, the person may
need to ensure that a verbatim
record of the proceedings is made,
including the testimony and
evidence upon which such appeal is
to be based.

George S. Flint
District Manager
Governmental Management
Services - Central Florida, LLC
9.2.26



Vanasse Hangen Brustlin, Inc.
260 Arsenal Place #2, PO Box 9151
Watertown, MA 02472-9151
617.924.1770 F 617.924.2286

Please remit checks to:
Vanasse Hangen Brustlin, Inc.
PO Box 845179 | Boston, MA 02284-5179

Invoice

ACH Payment Instructions
Bank Name: Citizens Bank
Account No: 1130161371
ABA Routing No: 211070175

Maleia Smiferguso
Lakehaven Community Development District
c/o Governmental Management Services
Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

September 30, 2026
Project No: R203712.000
Invoice No: 0525603

Invoice Total \$182.50

Work Authorization Number 1
Lakehaven Community Development District
Lake County, Florida (Include Progress Report)
EMAIL invoices to: Invoices@gmscfl.com

Professional Services from August 30, 2026 to September 26, 2026

Task 10001 CO1-Lakehaven CDD Eng Services

Professional Personnel

	Hours	Rate	Amount
Technical/Professional 26	.50	365.00	182.50
Totals	.50		182.50
Total Labor			182.50

Billing Limits	Current	Prior	To-Date
Total Billings	182.50	10,022.50	10,205.00
Limit			16,000.00
Remaining			5,795.00

Total this Task \$182.50

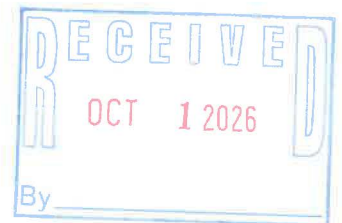
Total this Invoice \$182.50

Outstanding Invoices

Number	Date	Balance
0523953	09/10/2026	10,022.50
Total		10,022.50

Billings to Date

	Current	Prior	Total
Labor	182.50	10,022.50	10,205.00
Totals	182.50	10,022.50	10,205.00





101 Walnut Street
P. O. Box 9151
Watertown, MA 02471
617-924-1770
FAX 617-924-2286

Vanasse Hangen Brustlin, Inc.

Invoice

Billing Period thru 09/26/2026

Project No.: R203712.000

Project Title: Lakehaven Community Development District

Description of Services

- Attendance of monthly CDD meeting – 09/23/26

**INTERNAL
INVOICE**

Invoice: F0000002346
Invoice Date: 10/1/2026
Page: 1 of 1

Bill to: Lake Haven CDD
c/o Governmental Mgmt. Services
6200 Lee Vista Blvd.
Suite 300
Orlando, FL 32822

Customer ID: 000346891
PO / Contract No:
Payment Terms: Net 30
Due Date: 10/31/2026

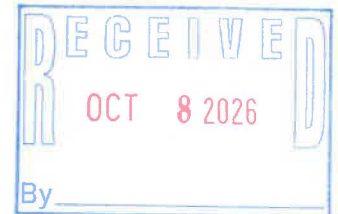
Amount Due: \$4,783.59

Duke Energy One Installation #25014DE1F
Lakehaven Estates PH1 Streetlights
To report a streetlight outage email <DE1SLRepair@duke-energy.com>

For questions about your invoice, please contact Duke Energy One Lighting at deoneOLbilling@duke-energy.com

Line	Date of Charge	Description	Net Amount
1	10/01/2026	October 2026 66 - 54W Dark Sky Compliant LED Town and Country Light Fixtures, 3000K with Smart Nodes 27 - 96W Dark Sky Compliant LED Town and Country Light Fixtures, 3000K with Smart Nodes 92 - 22ft OAL Black Aluminum Direct Bury Light Poles (17ft Mounting Height)	\$3,697.00
2	10/01/2026	SECO - Monthly Meter Fees Initial Meter Energizing and Monthly Fees 05-09-2026 Meter #- H234884107 Acct.#- 9613284301 Location- 15504 Clearsky Avenue 05/01/2026 \$79.17 Initial bill to activate meter reflects deposits and permitting payment credits 06/05/2026 \$254.14 07/07/2026 \$237.68 08/06/2026 \$273.17 09/04/2026 \$242.43	\$1,086.59

Amount Due: \$4,783.59



TO AVOID SERVICE INTERRUPTION, PLEASE DO NOT SEND MONTHLY UTILITY ACCOUNT PAYMENTS TO THIS ADDRESS

Please detach and return with your payment. Please indicate invoice number on check.

Payment Coupon**Please make check payable to:**

Duke Energy
PO Box 601583
Charlotte NC 28260-1583

ACH Instructions:

GO Collections
121000248
Duke Energy
002000002929637

Invoice Number: F0000002346

Corporation Code: 75696
Please Pay By: 10/31/2026
Customer ID: 000346891
Total Amount Due: \$4,783.59

Fed Tax ID # 31-1751104

Lake Haven CDD
c/o Governmental Mgmt. Services
6200 Lee Vista Blvd.
Suite 300
Orlando, FL 32822

Amount Enclosed



1506303030303030323334360000600004783590



SECO ENERGY
P.O. BOX 301
SUMTERVILLE, FLORIDA
33585-0301
(352) 793-3801

01111

INTERNAL
PAID
FOR BILLING
RECORDS ONLY

Bills are due and payable by the due date shown on the bill.
Bills not paid by the due date are subject to a late payment fee.



ITEMIZED STATEMENT OF SERVICES

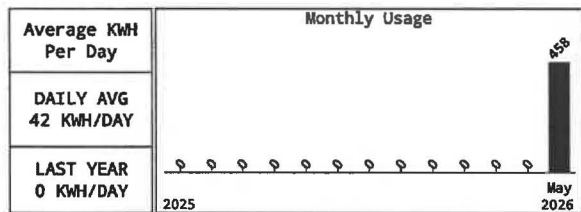
DUKE ENERGY ONE, INC.
(15504 CLEAR SKY AVE LIGHTS)
3300 EXCHANGE PL
LAKE MARY FL 32746-0000

=== SPECIAL MESSAGE ===
NEXT READING DATE: 06/03/2026
CURRENT DUE DATE: 05/21/2026

SEE REVERSE TO ENROLL IN SMARTHUB &
STORMCENTER OUTAGE REPORTING.

Atlantic hurricane season
begins June 1 - prepare
your home and family for
the possibility of hurricanes
and tropical storms. Find
our Hurricane Handbook
at SECOEnergy.com.

=== ENERGY INFORMATION ===
ELECTRIC CHG = CUST CHG + ENERGY CHG
CUSTOMER CHG \$1.40 per Day
ENERGY CHG 0.125500 PER KWH USED



ACCOUNT NUMBER		METER NUMBER	MAP NUMBER
9613284301		H234884107	4327 A1 53009 95141
OFFICE	METER READINGS		RATE SCHEDULE
	CURRENT	PRIOR	
GDO	458	0	GS
USAGE PERIOD			CONSTANT
04/23/2026 TO 05/04/2026			1.0
POWER COST ADJUSTMENT (PER KWH)			DAYS SERVICE
-0.00300			11
TRUSTEE DISTRICT			1

PAYMENT RECEIVED 185.00-

=== CURRENT CHARGES ===

BALANCE FORWARD	185.00-
ELECTRIC CHARGE	72.88
HOT BUCKS - PCA	1.37-
NEW SERVICE PERM FEE	110.00
DEPOSIT APPLIED	75.00
STATE TAX	5.83
2.5625% GROSS RCT TAX	1.83

NOTE: This is the initial SECO bill for the meter.
It reflects credits of the Deposit Fee & Perm Fee to
activate the meter.

PLEASE PAY AMOUNT DUE → \$79.17

RETAIN THIS STATEMENT FOR YOUR RECORDS



SECO ENERGY
P.O. BOX 301
SUMTERVILLE, FLORIDA
33585-0301
(352) 793-3801

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DUKE ENERGY ONE, INC.
(15504 CLEAR SKY AVE LIGHTS)
3300 EXCHANGE PL
LAKE MARY FL 32746-0000

This date does not extend the date any previous balance is due and payable.

BILLING DATE	DUE DATE-CURRENT BILL ONLY MUST BE RECEIVED BY:
05/06/2026	05/21/2026
ACCOUNT NUMBER	AMOUNT DUE
9613284301	79.17

FOR ADDRESS/RATE CHANGE CHECK HERE ☐
See reverse side

PLEASE MAKE CHECKS PAYABLE TO:
SECO ENERGY
P.O. BOX 70997
CHARLOTTE NC 28272-0997



01096132843019000007917800000000005

TO ENSURE PROPER CREDIT, PLEASE RETURN THIS SECTION WITH YOUR PAYMENT



SECO ENERGY
P.O. BOX 301
SUMTERVILLE, FLORIDA
33585-0301
(352) 793-3801

01111

PAID

FOR BILLING
RECORDS ONLY

Bills are due and payable by the due date shown on the bill.
Bills not paid by the due date are subject to a late payment fee.



ITEMIZED STATEMENT OF SERVICES

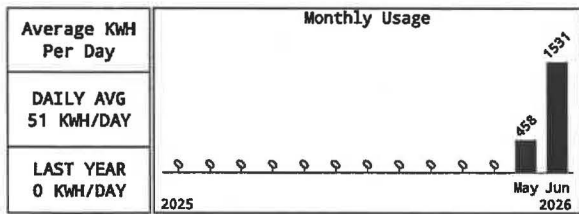
DUKE ENERGY ONE, INC.
(15504 CLEAR SKY AVE LIGHTS)
3300 EXCHANGE PL
LAKE MARY FL 32746-0000

=== SPECIAL MESSAGE ===
NEXT READING DATE: 07/02/2026
CURRENT DUE DATE: 06/20/2026

SEE REVERSE TO ENROLL IN SMARTHUB &
STORMCENTER OUTAGE REPORTING.

Hurricane season is
here - running from
June 1 to Nov. 30.
Read June SECO News
to learn how you can
stay prepared and keep
your loved ones safe.

=== ENERGY INFORMATION ===
ELECTRIC CHG = CUST CHG + ENERGY CHG
CUSTOMER CHG \$1.40 per Day
ENERGY CHG 0.125500 PER KWH USED



ACCOUNT NUMBER		METER NUMBER	MAP NUMBER
9613284301		H234884107	4327 A1 53009 95141
OFFICE	METER READINGS		RATE SCHEDULE
	CURRENT	PRIOR	
GDO	1989	458	GS
USAGE PERIOD			DAYS SERVICE
05/04/2026 TO 06/03/2026			30
POWER COST ADJUSTMENT (PER KWH)			CONSTANT
-0.00300			1.0
TRUSTEE DISTRICT 1			

PAYMENT RECEIVED 79.17-

=== CURRENT CHARGES ===

ELECTRIC CHARGE	234.14
HOT BUCKS - PCA	4.59-
STATE TAX	18.71
2.5625% GROSS RCT TAX	5.88

PLEASE PAY AMOUNT DUE → \$254.14

RETAIN THIS STATEMENT FOR YOUR RECORDS



SECO ENERGY
P.O. BOX 301
SUMTERVILLE, FLORIDA
33585-0301
(352) 793-3801

01111



DUKE ENERGY ONE, INC.
(15504 CLEAR SKY AVE LIGHTS)
3300 EXCHANGE PL
LAKE MARY FL 32746-0000

This date does not extend the date any previous balance is due and payable.

BILLING DATE	DUE DATE-CURRENT BILL ONLY MUST BE RECEIVED BY:
06/05/2026	06/20/2026
ACCOUNT NUMBER	AMOUNT DUE
9613284301	254.14

FOR ADDRESS/RATE CHANGE CHECK HERE ☐
See reverse side

PLEASE MAKE CHECKS PAYABLE TO:
SECO ENERGY
P.O. BOX 70997
CHARLOTTE NC 28272-0997



01096132843019000025414100000000006

TO ENSURE PROPER CREDIT, PLEASE RETURN THIS SECTION WITH YOUR PAYMENT



SECO ENERGY
P.O. BOX 301
SUMTERVILLE, FLORIDA
33585-0301
(352) 793-3801

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PAID
FOR BILLING
RECORDS ONLY

Bills are due and payable by the due date shown on the bill.
Bills not paid by the due date are subject to a late payment fee.



ITEMIZED STATEMENT OF SERVICES

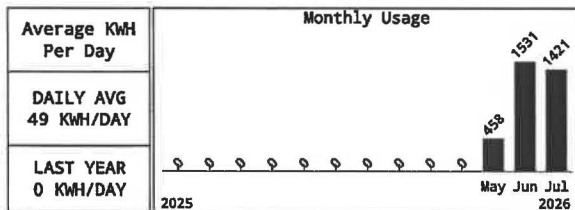
DUKE ENERGY ONE, INC.
(15504 CLEAR SKY AVE LIGHTS)
3300 EXCHANGE PL
LAKE MARY FL 32746-0000

=== SPECIAL MESSAGE ===
NEXT READING DATE: 08/04/2026
CURRENT DUE DATE: 07/22/2026

SEE REVERSE TO ENROLL IN SMARTHUB &
STORMCENTER OUTAGE REPORTING.

Smart Connect helps manage
electricity demand in our
service area. Enroll
your eligible smart
thermostat today and earn
a \$50 incentive. Learn
more at SECOEnergy.com.

=== ENERGY INFORMATION ===
ELECTRIC CHG = CUST CHG + ENERGY CHG
CUSTOMER CHG \$1.40 per Day
ENERGY CHG 0.125500 PER KWH USED



ACCOUNT NUMBER		METER NUMBER	MAP NUMBER	
9613284301		H234884107	4327 A1 53048 95149	
OFFICE	METER READINGS		KWH USED	RATE SCHEDULE
	CURRENT	PRIOR		
GDO	3410	1989	1421	GS
USAGE PERIOD			DAYS SERVICE	CONSTANT
06/03/2026 TO 07/02/2026			29	1.0
POWER COST ADJUSTMENT (PER KWH)				
-0.00300				
TRUSTEE DISTRICT				
1				

PAYMENT RECEIVED 254.14-

=== CURRENT CHARGES ===

ELECTRIC CHARGE	218.94
HOT BUCKS - PCA	4.26-
STATE TAX	17.50
2.5625% GROSS RCT TAX	5.50

PLEASE PAY AMOUNT DUE → \$237.68

RETAIN THIS STATEMENT FOR YOUR RECORDS



SECO ENERGY
P.O. BOX 301
SUMTERVILLE, FLORIDA
33585-0301
(352) 793-3801

01111



DUKE ENERGY ONE, INC.
(15504 CLEAR SKY AVE LIGHTS)
3300 EXCHANGE PL
LAKE MARY FL 32746-0000

This date does not extend the date any previous balance is due and payable.

BILLING DATE	DUE DATE-CURRENT BILL ONLY MUST BE RECEIVED BY:
07/07/2026	07/22/2026
ACCOUNT NUMBER	AMOUNT DUE
9613284301	237.68

FOR ADDRESS/RATE CHANGE CHECK HERE ☐
See reverse side

PLEASE MAKE CHECKS PAYABLE TO:
SECO ENERGY
P.O. BOX 70997
CHARLOTTE NC 28272-0997



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TO ENSURE PROPER CREDIT, PLEASE RETURN THIS SECTION WITH YOUR PAYMENT



SECO ENERGY
P.O. BOX 301
SUMTERVILLE, FLORIDA
33585-0301
(352) 793-3801

01111

PAID
FOR BILLING
RECORDS ONLY

Bills are due and payable by the due date shown on the bill.
Bills not paid by the due date are subject to a late payment fee.



ITEMIZED STATEMENT OF SERVICES

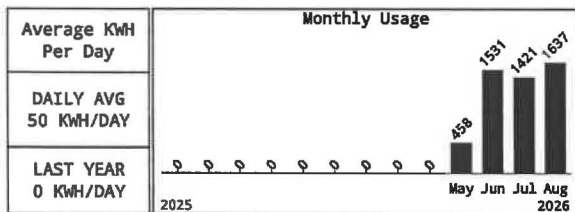
DUKE ENERGY ONE, INC.
(15504 CLEAR SKY AVE LIGHTS)
3300 EXCHANGE PL
LAKE MARY FL 32746-0000

=== SPECIAL MESSAGE ===
NEXT READING DATE: 09/02/2026
CURRENT DUE DATE: 08/21/2026

SEE REVERSE TO ENROLL IN SMARTHUB &
STORMCENTER OUTAGE REPORTING.

Build your Home Energy
Profile in SmartHub to
monitor the energy use
of your appliances.
Read SECO News to
learn which appliances
use the most energy.

=== ENERGY INFORMATION ===
ELECTRIC CHG = CUST CHG + ENERGY CHG
CUSTOMER CHG \$1.40 per Day
ENERGY CHG 0.125500 PER KWH USED



ACCOUNT NUMBER		METER NUMBER	MAP NUMBER	
9613284301		H234884107	4327 A1 53048 95149	
OFFICE	METER READINGS		KWH USED	RATE SCHEDULE
	CURRENT	PRIOR		
GDO	5047	3410	1637	GS
USAGE PERIOD			DAYS SERVICE	CONSTANT
07/02/2026 TO 08/04/2026			33	1.0
POWER COST ADJUSTMENT (PER KWH)				
-0.00300			TRUSTEE DISTRICT 1	

PAYMENT RECEIVED 237.68-

=== CURRENT CHARGES ===

ELECTRIC CHARGE	251.64
HOT BUCKS - PCA	4.91-
STATE TAX	20.12
2.5625% GROSS RCT TAX	6.32

PLEASE PAY AMOUNT DUE → \$273.17

RETAIN THIS STATEMENT FOR YOUR RECORDS



SECO ENERGY
P.O. BOX 301
SUMTERVILLE, FLORIDA
33585-0301
(352) 793-3801

01111



DUKE ENERGY ONE, INC.
(15504 CLEAR SKY AVE LIGHTS)
3300 EXCHANGE PL
LAKE MARY FL 32746-0000

This date does not extend the date any previous balance is due and payable.

BILLING DATE	DUE DATE-CURRENT BILL ONLY MUST BE RECEIVED BY:
08/06/2026	08/21/2026
ACCOUNT NUMBER	AMOUNT DUE
9613284301	273.17

FOR ADDRESS/RATE CHANGE CHECK HERE ☐
See reverse side

PLEASE MAKE CHECKS PAYABLE TO:

SECO ENERGY
P.O. BOX 70997
CHARLOTTE NC 28272-0997



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TO ENSURE PROPER CREDIT, PLEASE RETURN THIS SECTION WITH YOUR PAYMENT



SECO ENERGY
P.O. BOX 301
SUMTERVILLE, FLORIDA
33585-0301
(352) 793-3801

01111

PAID
INTERNAL
FOR BILLING
RECORDS ONLY

Bills are due and payable by the due date shown on the bill.
Bills not paid by the due date are subject to a late payment fee.



ITEMIZED STATEMENT OF SERVICES

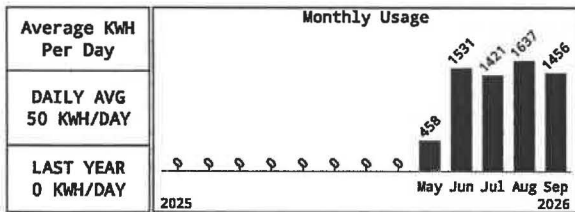
DUKE ENERGY ONE, INC.
(15504 CLEAR SKY AVE LIGHTS)
3300 EXCHANGE PL
LAKE MARY FL 32746-0000

=== SPECIAL MESSAGE ===
NEXT READING DATE: 10/02/2026
CURRENT DUE DATE: 09/19/2026

SEE REVERSE TO ENROLL IN SMARTHUB &
STORMCENTER OUTAGE REPORTING.

Don't wait until a storm
is forecasted. Install a
GenerLink transfer switch
now so you're prepared for
your next outage. Learn more
at SECOEnergy.com/GenerLink.

=== ENERGY INFORMATION ===
ELECTRIC CHG = CUST CHG + ENERGY CHG
CUSTOMER CHG \$1.40 per Day
ENERGY CHG 0.125500 PER KWH USED



ACCOUNT NUMBER		METER NUMBER	MAP NUMBER
9613284301		H234884107	4327 A1 53048 95149
OFFICE	METER READINGS		RATE SCHEDULE
	CURRENT	PRIOR	
GDO	6503	5047	GS
USAGE PERIOD			DAYS SERVICE
08/04/2026 TO 09/02/2026			29
POWER COST ADJUSTMENT (PER KWH)			CONSTANT
-0.00300			1.0
TRUSTEE DISTRICT			1

PAYMENT RECEIVED 273.17-

=== CURRENT CHARGES ===

ELECTRIC CHARGE	223.33
HOT BUCKS - PCA	4.37-
STATE TAX	17.86
2.5625% GROSS RCT TAX	5.61

PLEASE PAY AMOUNT DUE \$242.43

RETAIN THIS STATEMENT FOR YOUR RECORDS



SECO ENERGY
P.O. BOX 301
SUMTERVILLE, FLORIDA
33585-0301
(352) 793-3801

01111



DUKE ENERGY ONE, INC.
(15504 CLEAR SKY AVE LIGHTS)
3300 EXCHANGE PL
LAKE MARY FL 32746-0000

This date does not extend the date any previous balance is due and payable.

BILLING DATE	DUE DATE-CURRENT BILL ONLY MUST BE RECEIVED BY:
09/04/2026	09/19/2026
ACCOUNT NUMBER	AMOUNT DUE
9613284301	242.43

FOR ADDRESS/RATE CHANGE CHECK HERE ☐
See reverse side

PLEASE MAKE CHECKS PAYABLE TO:
SECO ENERGY
P.O. BOX 70997
CHARLOTTE NC 28272-0997



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TO ENSURE PROPER CREDIT, PLEASE RETURN THIS SECTION WITH YOUR PAYMENT



Lakehaven Community Development District
c/o GMS - Central
219 E Livingston St.
Orlando, FL 32801

INVOICE

Customer	Lakehaven Community Development District
Acct #	1719
Date	09/29/2026
Customer Service	Brendan Callen
Page	1 of 1

Payment Information	
Invoice Summary	\$ 7,090.00
Payment Amount	
Payment for:	Invoice#34867
1001261288	

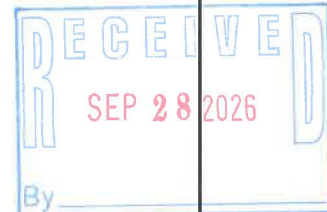
Thank You

Please detach and return with payment



Customer: Lakehaven Community Development District

Invoice	Effective	Transaction	Description	Amount
34867	10/01/2026	Renew policy	Policy #1001261288 10/01/2026-10/01/2027 Florida Insurance Alliance General Liability - Renew policy Due Date: 9/29/2026	7,090.00



Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total
\$ 7,090.00

Thank You

— 5,375

diff^d 1,715.

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC
 Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/29/2026
Atlanta, GA 30374-8555	accounting@egisadvisors.com	

FloridaCommerce, Special District Accountability Program
Fiscal Year 2026 - 2027 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2026				Invoice No: 96006
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 11/30/2026: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

001011

Lakehaven Community Development District

Mr. George S. Flint

Governmental Management Services - Central Florida, LLC

219 East Livingston Street

Orlando, Florida 32801



2. Telephone: 407-841-5524 Ext:
3. Fax:
4. Email: gflint@gmscfl.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: lakehavencdd.com
8. County(ies): Lake
9. Special Purpose(s): Community Development
10. Boundary Map on File: 10/14/2025
11. Creation Document on File: 10/14/2025
12. Date Established: 08/13/2025
13. Creation Method: Local Ordinance
14. Local Governing Authority: Lake County
15. Creation Document(s): County Ordinance 2025-27
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: _____ Date 10/5/26

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2024 - 2025 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2024 - 2025 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to us. For our mailing address, visit www.FloridaJobs.org/SpecialDistrictFee. Direct questions to 850-717-8430.

FloridaCommerce, Special District Accountability Program
Fiscal Year 2026 - 2027 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2026				Invoice No: 96006
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 11/30/2026: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

001011

Lakehaven Community Development District

Mr. George S. Flint

Governmental Management Services - Central Florida, LLC

219 East Livingston Street

Orlando, Florida 32801



2. Telephone: 407-841-5524 Ext:
3. Fax:
4. Email: gflint@gmscfl.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: lakehavencdd.com
8. County(ies): Lake
9. Special Purpose(s): Community Development
10. Boundary Map on File: 10/14/2025
11. Creation Document on File: 10/14/2025
12. Date Established: 08/13/2025
13. Creation Method: Local Ordinance
14. Local Governing Authority: Lake County
15. Creation Document(s): County Ordinance 2025-27
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: _____ Date: 10/5/26

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2024 - 2025 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2024 - 2025 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to us. For our mailing address, visit www.FloridaJobs.org/SpecialDistrictFee. Direct questions to 850-717-8430.

INVOICE

Resort Pool Services
14711 Henson Road
Orlando, FL 32832

info@resortpoolservices.com
(321) 321-7751
(321) 689-6210



Bill to
Lakehaven CDD
15502 Horizon View Loop
Clermont, FL 34711
invoices@gmscfl.com

Invoice details
Invoice no.: 34151
Terms: Net 30
Invoice date: 10/01/2026
Due date: 10/31/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Monthly Fountain Service	October 2026	1	\$550.00	\$550.00
				Total	\$550.00

Notes
Imported from QuickBooks (invoice AV33166).





12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 227356

Date	PO#
10/01/26	
Due Date	Terms
10/16/26	Net 15

BILL TO
Lake Haven CDD
Governmental Management Service 219 East Livingston Street Orlando, FL 32801

Property Address
Lake Haven CDD Horizon View Loop , FL 34714

Item	Amount
Job #253192 - Lake Haven CDD Phase 2 Landscape Maintenance - October 2026	\$1,975.00



Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	\$1,975.00
Sales Tax	\$0.00
Total	\$1,975.00
Credits/Payments	(\$0.00)
Balance Due	\$1,975.00

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ALL materials on this invoice INCLUDE installation using lump-sum pricing.

SECTION D

*This item will be provided under
separate cover*